



PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	FENG JUN
Owner 2:	
Owner 3:	
Street 1:	166 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FENG - JUN
Owner 2:	LI - LING
Street 1:	166 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.35	1.000	R2									508,000						508,000	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	346,400		1.997	509,000	855,400	1797	0
							GIS Ref
							GIS Ref
							Insp Date
							06/10/13
Total Card			346,400	1.997	509,000	855,400	Entered Lot Size
Total Parcel			346,400	1.997	509,000	855,400	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 227.22		/Parcel: 227.22	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	314,500	0	1.997	492,200	806,700	806,700	Create Final value 2019	6/4/2019
2018	101	FV	314,500	0	1.997	492,200	806,700	806,700	Year End Roll	9/28/2017
2017	101	FV	311,300	0	1.997	477,800	789,100	789,100	Year End Roll	9/29/2016
2016	101	FV	308,100	0	1.997	477,800	785,900	785,900	Year End Roll	1/14/2016
2015	101	FV	301,700	0	1.997	405,000	706,700	706,700	Year End	10/2/2014
2014	101	FV	288,900	0	1.997	363,400	652,300	652,300	Year End Roll	1/23/2014
2013	101	FV	229,700	0	2.037	353,200	582,900	582,900	Year End Roll	10/25/2012
2012	101	FV	189,600	0	2.04	244,800	434,400	434,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FENG,JUN	1486-90		3/9/2016	FAMILY		1	No	No		
FENG JUN,	1367-2		4/7/2009	FAMILY		1	No	No		
SMITH SIGMUND T	1298 -8		3/28/2005		616000	No	No			
CALABRESE DENNI	1272-79		8/4/2003		639000	No	No			
OWEN ELLEN G,	1244-172		11/14/2001	CONVENIENC	480000	No	No			
OWEN, R. CALVIN	1169-55		3/26/1997	CONVENIENC		1	No	No		DOC 1027344
BOYER LOUIS L	1013-1		5/14/1986		247000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4889	RENO-ADD	15,000	C	5/31/2012			complete construct
4/26/2011	4698	RENO-ADD	161,000	C	7/5/2011			construct addition
2/23/2002	2437	RENOVATI	20,000	C	4/3/2002			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
7/5/2011	PERMIT VISIT	25	D ERSKINE
12/2/2010	MEAS/EXT INS	25	D ERSKINE
12/1/2005	MEAS/EXT INS	615	
4/3/2002	MEAS+INSPCTD	600	
4/12/1996	MEAS+INSPCTD	606	
8/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

