



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TARTAGLIA TR CANIO
Owner 2:	TARTAGLIA TR CHRISTINA
Owner 3:	TARTAGLIA FAMILY 2015 IRR TRST
Street 1:	162 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4118 Type:

**PREVIOUS OWNER**

Owner 1:	TARTAGLIA - GIOVANNI
Owner 2:	TARTAGLIA - LUCIA
Street 1:	162 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4118

**NARRATIVE DESCRIPTION**

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74051.2		SQUARE FE	PRIME SITE		0	6.35	1.056	R2									496,668						496,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	204,300	23,900	1.700	496,700	724,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 444.72						/Parcel: 444.72	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	185,100	23900	1.7	480,200	689,200	689,200	Create Final value 2019	6/4/2019
2018	101	FV	185,100	23900	1.7	480,200	689,200	689,200	Year End Roll	9/28/2017
2017	101	FV	183,100	23900	1.7	466,200	673,200	673,200	Year End Roll	9/29/2016
2016	101	FV	181,200	23900	1.7	466,200	671,300	671,300	Year End Roll	1/14/2016
2015	101	FV	177,400	23900	1.7	395,000	596,300	596,300	Year End	10/2/2014
2014	101	FV	169,700	23900	1.7	354,300	547,900	547,900	Year End Roll	1/23/2014
2013	101	FV	165,900	23900	1.78	348,700	538,500	538,500	Year End Roll	10/25/2012
2012	101	FV	185,800	23900	1.78	292,000	501,700	501,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TARTAGLIA,GIOVA	1487-108		4/6/2016	FAMILY	100	No	No			
BOYER LOUIS L	923-32		7/18/1979		74000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/1996	1079-96	ROOF		C	5/27/1997			RE-ROOF
7/31/1996	1015-96	GARAGE	10,000	C	5/27/1997			0% 3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	ENTRY DENIED	4	JG
7/21/2007	ENTRY DENIED	616	D MANZELLO
3/7/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
4/11/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

