

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RICE PAUL G
Owner 2:	RICE IRENE P EARLE
Owner 3:	
Street 1:	154 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4118 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		65339.999		SQUARE FE	PRIME SITE		0	6.35	1.157	R2									480,073						480,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	389,600	4,100	1.500	480,100	873,800		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 268.53						/Parcel: 268.53	12/02/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	365,000	4100	1.5	464,200	833,300	833,300	Create Final value 2019	6/4/2019
2018	101	FV	365,000	4100	1.5	464,200	833,300	833,300	Year End Roll	9/28/2017
2017	101	FV	354,200	4100	1.5	450,600	808,900	808,900	Year End Roll	9/29/2016
2016	101	FV	347,100	4100	1.5	450,600	801,800	801,800	Year End Roll	1/14/2016
2015	101	FV	343,500	4100	1.5	381,800	729,400	729,400	Year End	10/2/2014
2014	101	FV	318,400	4100	1.5	342,500	665,000	665,000	Year End Roll	1/23/2014
2013	101	FV	311,200	4100	1.47	330,900	646,200	646,200	Year End Roll	10/25/2012
2012	101	FV	343,800	4100	1.47	300,800	648,700	648,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICE PAUL	1111-041		5/28/1993	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/14/2017	6847	ROOF	39,500	C	12/27/2017			Repair roof damage

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
4/25/1996	MEAS/EXT INS	606	
12/15/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

