Total Card / Total Parcel
APPRAISED: **671,500** / **671,500**
USE VALUE: **671,500** / **671,500**
ASSESSED: **671,500** / **671,500**

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	MARONN WILLIAM
Owner 2:	MARONN KATELYN JEAN
Owner 3:	
Street 1:	181 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4112	Type:

PREVIOUS OWNER

Owner 1:	ABRASHKIN - DIANA C A
Owner 2:	-
Street 1:	181 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-4112	

NARRATIVE DESCRIPTION

This parcel contains .37 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1927, having primarily WOOD SHING Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.370	135,900	2,700	532,900	671,500
Total Card	0.370	135,900	2,700	532,900	671,500
Total Parcel	0.370	135,900	2,700	532,900	671,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 573.93 | /Parcel: 573.93

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	03/29/18

Parcel ID: 172 20 0

!92!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	189,900	2500	.37	527,400	719,800		Year End Roll	12/2/2024
2024	101	FV	182,300	2500	.37	517,100	701,900		Year end	11/9/2023
2023	101	FV	162,900	2500	.37	486,700	652,100	652,100	Year end	11/3/2022
2022	101	FV	143,400	2500	.37	441,100	587,000	587,000	Year End Roll	10/19/2021
2021	101	FV	126,000	2500	.37	380,200	508,700	508,700	Year End Roll	10/15/2020
2020	101	FV	121,400	2500	.37	386,300	510,200	510,200	Year End Roll	9/26/2019
2019	101	FV	121,400	2500	.37	373,500	497,400	497,400	Create Final va	6/4/2019
2018	101	FV	121,400	2500	.37	373,500	497,400	497,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:08:51

LAST REV

Date	Time
07/14/25	12:48:52
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 92

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRASHKIN,DIANA	83543-554		12/4/2024		699,000	No	No		
COUSINS ASHLEY	14763-196		10/21/1982		60,000	No	No		

USER DEFINED

Prior Id # 1:	102 10 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/1997	1255	MANUAL	5,800	C	3/7/1998			FOOTINGS 3/7/98 10

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
4/10/2002			
3/7/1998	MEAS/EXT INS	602	
4/25/1996	MEAS+INSPCTD	606	
8/17/1995	ABATE-INSPEC	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		16117		SQUARE FE	PRIME SITE		0	8.76	3.77	R2									532,915						532,900	

| Total AC/HA: 0.37000 | Total SF/SM: 16117 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 2 | Total: 532,915 | Spl Credit | Total: 532,900 |

EXTERIOR INFORMATION

Field	Value
Type:	2 - BUNGALOW
Sty Ht:	1A - 1A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	D - FAIR
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50 %
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated: 100	% AC: 0
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

Feature		Rating
Full Bath	1	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Feature		Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	FR - Fair	43. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	43.8	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	148.00
Size Adj.:	1.41666675
Const Adj.:	1.00979996
Adj $ / SQ:	211.721
Other Features:	37000
Grade Factor:	0.70
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241856
Depreciation:	105933
Depreciated Total:	135923

COMMENTS

ATTIC W/ 1/2 BATH .

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 5		BRs: 2		Baths: 1			HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	
AvRate:	
Ind.Val	418154.0372
Juris. Factor:	
Before Depr:	148.20
Special Features:	0
Val/Su Net:	55.27
Final Total:	135900
Val/Su SzAd	151.00

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	900	52.930	47,637
FFL	1ST FLOOR	900	211.720	190,549
ATC	ATTIC	270	211.720	57,165
EFP	ENCL PORCH	245	38.520	9,437
WDK	WOOD DECK	144	25.840	3,720

Net Sketched Area: 2,459	Total: 308,508
Size Ad 900 Gross Area 3089	FinArea 1170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro   Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID   172 20 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	390	F	FR	1927	34.67	T	80	101			2,700			2,700

More: N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700