

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COWAN TR BERYL ANN
Owner 2:	
Owner 3:	BERYL ANN COWAN TRUST
Street 1:	175 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4112 Type:

PREVIOUS OWNER

Owner 1:	COWAN - BERYL ANN
Owner 2:	-
Street 1:	175 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4112

NARRATIVE DESCRIPTION

This parcel contains .77 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1938, having primarily WOOD SHING Exterior and 2550 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		33540.8		SQUARE FE	PRIME SITE		0	8.76	1.97	R2									578,706						578,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.770	558,200	1,200	578,700	1,138,100	
Total Card		0.770	558,200	1,200	578,700	1,138,100
Total Parcel		0.770	558,200	1,200	578,700	1,138,100
Source:		Market Adj Cost		Total Value per SQ unit /Card: 446.24 /Parcel: 446.24		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	493,400	1100	.77	572,800	1,067,300		Year End Roll	12/2/2024
2024	101	FV	484,400	1100	.77	561,500	1,047,000		Year end	11/9/2023
2023	101	FV	481,400	1100	.77	528,500	1,011,000	1,011,000	Year end	11/3/2022
2022	101	FV	418,700	1500	.77	479,000	899,200	899,200	Year End Roll	10/19/2021
2021	101	FV	370,100	1500	.77	412,900	784,500	784,500	Year End Roll	10/15/2020
2020	101	FV	347,400	1500	.77	419,500	768,400	768,400	Year End Roll	9/26/2019
2019	101	FV	341,300	1500	.77	405,600	748,400	748,400	Create Final va	6/4/2019
2018	101	FV	341,300	1500	.77	405,600	748,400	748,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COWAN,BERYL ANN	78745-130		9/21/2021	CONVENIENC	99	No	No		
COWAN TR,BERYL	78433-99		8/9/2021	CONVENIENC	99	No	No		
COWAN,BERYL ANN	71997-393		12/12/2018	CONVENIENC		No	No		
PARMENTIER JAME	55688-568		10/27/2010		618,950	No	No		
CHERNIACK, ELIZ	23520-181		8/10/1993		274,500	No	No		
CHERNIACK, JERO	23513-276		8/9/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2014	5772	ROOF	15,200	C				Strip and re-roof
12/21/2001	2418	RENOVATI	80,000	C	7/6/2002			kitchen
12/19/1995	878-95	SHED	2,000	C	6/25/1996			
12/22/1994	653-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
5/24/1996	MEAS+INSPCTD	606	
4/11/1996	MEAS/EXT INS	606	
6/29/1994	FIELDREV CHG	600	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	102 8 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:	

