

171

31

0

1 of 2

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

846,000

USE VALUE:

753,300 /

846,000

ASSESSed:

753,300 /

846,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRISON RICHARD A
Owner 2:	BRAITHWAITE ANN
Owner 3:	
Street 1:	248 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORSE WILLIAM H -
Owner 2:	MORSE PATRICIA A -
Street 1:	248 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1890, having primarily CLAPBOARD Exterior and 1599 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 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		56628		SQUARE FE	PRIME SITE		0	7.25	1.29	R1									529,166						529,200	

Total AC/HA:	1.30000	Total SF/SM:	56628	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	529,166	SpI Credit	Total:	529,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.300	223,100	1,000	529,200	753,300
Total Card	1.300	223,100	1,000	529,200	753,300
Total Parcel	1.300	315,800	1,000	529,200	846,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		471.11	/Parcel: 378.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	297,300	800	1.3	498,500	796,600		Year End Roll	12/2/2024
2024	101	FV	289,900	800	1.3	489,000	779,700		Year end	11/9/2023
2023	101	FV	256,800	800	1.3	510,900	768,500	768,500	Year end	11/3/2022
2022	101	FV	230,400	1300	1.3	462,000	693,700	693,700	Year End Roll	10/19/2021
2021	101	FV	231,800	1300	1.3	401,400	634,500	634,500	Year End Roll	10/15/2020
2020	101	FV	234,300	1300	1.3	346,700	582,300	582,300	Year End Roll	9/26/2019
2019	101	FV	225,400	1300	1.3	331,400	558,100	558,100	Create Final va	6/4/2019
2018	101	FV	225,700	1300	1.3	331,400	558,400	558,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORSE WILLIAM H	43117-199		6/23/2004		592,950	No	No		
MULLROY MICHAEL	13193-385		5/20/1977		61,000	No	No		

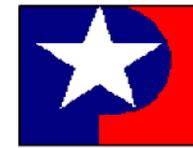
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2025	R-25-133	SOLAR PA	47,286					
3/3/2025	R-25-0040	ROOF	16,600	C				Strip & re-roof
10/7/2021	R-21-0234	MANUAL	1,000	C	11/8/2021			Weatherization & a
9/9/2004	3028	RENO-BAR	43,000	C	6/4/2005			barn to office 5/1
7/20/1999	1743	RENOVATI	7,000	C	4/25/2000			bathroom 4/25/00

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/13/2008	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
5/13/2005	MEAS+INSPCTD	600	
4/25/2000	MEAS+INSPCTD	608	
4/9/1996	MEAS+INSPCTD	606	
2/1/1993	INSPECTED	601	
9/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113 2 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:	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 171 31 0

Date	Time
09/26/25	14:32:41
Date	Time
07/22/25	14:08:02
apro	
353	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORSE WILLIAM H	43117-199		6/23/2004		592,950	No	No		
MULLROY MICHAEL	13193-385		5/20/1977		61,000	No	No		

