

171

32

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

787,200 /

787,200

USE VALUE:

787,200 /

787,200

ASSESSED:

787,200 /

787,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FOX DENIS M
Owner 2:	FOX VALERIE
Owner 3:	
Street 1:	250 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily WOOD SHING Exterior and 1946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		40075		SQUARE FE	PRIME SITE		0	7.25	1.70	R1									493,163						493,200	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	493,163	SpI Credit	Total:	493,200
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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	0.920	293,600	400	493,200	787,200
Total Card 0.920 293,600 400 493,200 787,200					
Total Parcel 0.920 293,600 400 493,200 787,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		404.48	/Parcel: 404.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	275,100	400	.92	464,600	740,100		Year End Roll	12/2/2024
2024	101	FV	273,500	400	.92	455,800	729,700		Year end	11/9/2023
2023	101	FV	236,800	400	.92	476,200	713,400	713,400	Year end	11/3/2022
2022	101	FV	211,900	400	.92	430,600	642,900	642,900	Year End Roll	10/19/2021
2021	101	FV	201,500	400	.92	374,100	576,000	576,000	Year End Roll	10/15/2020
2020	101	FV	178,300	400	.92	323,100	501,800	501,800	Year End Roll	9/26/2019
2019	101	FV	173,000	400	.92	308,800	482,200	482,200	Create Final va	6/4/2019
2018	101	FV	173,000	400	.92	308,800	482,200	482,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CECHONY, GERALD	24633-45		6/20/1994		253,000	No	No		
MASON RICHARD	19231-194		7/29/1988		250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
5/23/1996	MEAS+INSPCTD	606	
4/9/1996	MEAS/EXT INS	606	
7/28/1995	MEAS/EXT INS	600	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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



USER DEFINED

Prior Id # 1:	113 3 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:	

PRINT	Date	Time
	09/26/25	14:32:51
LAST REV	Date	Time
	02/24/20	09:56:32
	apro	
	354	

Parcel ID 171 32 0

!354!

