

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MALLOY DAVID C
Owner 2:	
Owner 3:	
Street 1:	252 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 .54 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1936, having primarily WOOD SHING Exterior and 1000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 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		23522.399		SQUARE FE	PRIME SITE		0	7.25	2.68	R1									457,161						457,200	

Total AC/HA:	0.54000	Total SF/SM:	23522	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	457,161	SpI Credit	Total:	457,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.540	78,800		457,200	536,000
Total Card	0.540	78,800		457,200	536,000
Total Parcel	0.540	78,800		457,200	536,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	536.00	/Parcel:	536.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	73,700	0	.54	430,700	504,400		Year End Roll	12/2/2024
2024	101	FV	71,600	0	.54	422,500	494,100		Year end	11/9/2023
2023	101	FV	61,800	0	.54	441,400	503,200	503,200	Year end	11/3/2022
2022	101	FV	45,700	0	.54	399,100	444,800	444,800	Year End Roll	10/19/2021
2021	101	FV	42,600	0	.54	346,800	389,400	389,400	Year End Roll	10/15/2020
2020	101	FV	37,600	0	.54	299,500	337,100	337,100	Year End Roll	9/26/2019
2019	101	FV	36,400	0	.54	286,300	322,700	322,700	Create Final va	6/4/2019
2018	101	FV	36,400	0	.54	286,300	322,700	322,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREWS BARRY	12100-154		10/19/1971		29,500	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1996	MEAS/EXT INS	606	
12/1/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	113 4 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 14:32:56
LAST REV
Date Time
06/26/17 11:26:20
apro
355

Parcel ID 171 33 0

!355!

PAT ACCT.

