

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY -
Owner 2:	-
Street 1:	208 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 111. ACRES of land mainly classified as CHARITY with a STORE Building built about 1890, having primarily CLAPBOARD Exterior and 6140 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
905	CHARITY		109.1635		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									3,820,723						3,820,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	111.000	456,800	11,200	4,400,700	4,868,700
Total Card	111.000	456,800	11,200	4,400,700	4,868,700
Total Parcel	111.000	738,100	386,400	4,400,700	5,525,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		792.90	/Parcel: 612.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	710,800	361000	111.	4,367,100	5,438,900		Year End Roll	12/2/2024
2024	905	FV	700,400	361000	111.	3,810,900	4,872,300		Year end	11/9/2023
2023	905	FV	699,000	361000	111.	3,834,900	4,894,900	4,894,900	Year end	11/3/2022
2022	905	FV	612,100	424900	111.	3,781,300	4,818,300	4,818,300	Year End Roll	10/19/2021
2021	905	FV	588,100	424900	111.	3,714,900	4,727,900	4,727,900	Year End Roll	10/15/2020
2020	905	FV	586,700	424900	111.	3,654,900	4,666,500	4,666,500	Year End Roll	9/26/2019
2019	905	FV	556,000	424900	111.	3,638,100	4,619,000	4,619,000	Create Final va	6/4/2019
2018	905	FV	556,000	424900	111.	3,638,100	4,619,000	4,619,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSACHUSETTS A	3570-459		12/28/1910	INVOLV CHARI		10	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2025	C-25-0009	SOLAR PA	47,330	C				roof top solar 48
9/24/2024	C-24-0005	RENOVATI	855,438	C				Minor alterations
8/26/2024	C-24-0020	ROOF	9,288	C				Strip & re-roof 2
7/30/2024	E-24-0155	MANUAL	4,500	C				
7/30/2024	MEC-24-0011	MECHANIC	58,755	C				5 condensers & 9 a
7/3/2024	R-24-0128	DOORS	16,000	C				Replace entry door
3/11/2024	C-24-0040	DEMOLITI	15,600	C				Demo of turkey hou
8/17/2023	R-23-0206	ROOF	72,060	C				Strip and re-roof
8/3/2023	MEC-23-0011	MECHANIC	15,532	C				Ductless mini spil
6/21/2023	MEC-23-0011		24,377	C	6/21/2023			Heat pump installa

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2025	MEAS/EXT INS	6	JN
6/23/2011	MEAS+INSPCTD	618	G BOURGAULT
6/1/2002	MEAS/EXT INS	613	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 113 5 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:

