

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIPES LOUIS D
Owner 2:	ZIPES TANYA S B
Owner 3:	
Street 1:	291 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ROBERT L -
Owner 2:	-
Street 1:	291 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1949, having primarily WOOD Exterior and 2792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		47916		SQUARE FE	PRIME SITE		0	7.25	1.47	R1									510,217						510,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	525,400	1,000	510,200	1,036,600
Total Card 1.100 525,400 1,000 510,200 1,036,600					
Total Parcel 1.100 525,400 1,000 510,200 1,036,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 371.34		/Parcel: 371.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	495,500	900	1.1	480,700	977,100		Year End Roll	12/2/2024
2024	101	FV	482,500	900	1.1	471,500	954,900		Year end	11/9/2023
2023	101	FV	440,400	900	1.1	492,600	933,900	933,900	Year end	11/3/2022
2022	101	FV	375,800	1400	1.1	445,500	822,700	822,700	Year End Roll	10/19/2021
2021	101	FV	330,900	1400	1.1	387,100	719,400	719,400	Year End Roll	10/15/2020
2020	101	FV	327,800	1400	1.1	334,300	663,500	663,500	Year End Roll	9/26/2019
2019	101	FV	289,500	1400	1.1	319,500	610,400	610,400	Create Final va	6/4/2019
2018	101	FV	289,500	1400	1.1	319,500	610,400	610,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON ROBER	57079-540		6/30/2011		536,700	No	No		
HUNG, HING-LOI	24892-494		9/30/1994		262,500	No	No		
PALMER ATTELIO/	23780-358		10/18/1993		236,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2015	6011	MANUAL	600	C				Sheet metal work f
1/23/2015	6004	KITCHEN	42,500	C	5/13/2015			Remodel kitchen an
10/26/2012	5209	WOOD STO	11,000	C				install of roof mo
5/4/2012	5029	MANUAL	7,417	C	6/28/2012			install solar coll
4/5/2005	3153	SHED		C	6/4/2005			
8/16/2004	3007	WDK	6,250	C	6/4/2005			
3/25/2004	2869	RENOVATI	70,000	C	6/26/2004			conv gar to mas be

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
6/5/2012	SALES INSP	618	G BOURGAULT
12/14/2010	MEAS/EXT INS	615	D ERSKINE
6/4/2005	MEAS/EXT INS	25	
6/26/2004	MEAS/EXT INS	615	
4/8/1996	MEAS/EXT INS	606	
5/24/1994	FIELDREV CHG	600	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 10 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:	

