Map	Lot	Sublot	Building	Unit	CARD
179	35	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,435,700	/	2,435,700
USE VALUE:	2,435,700	/	2,435,700
ASSESSED:	2,435,700	/	2,435,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GRAVES JR WILLIAM R
Owner 2:	ADAMS ABIGAIL SARAH
Owner 3:	
Street 1:	284 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HSBC Bank USA National Asso Tr -
Owner 2:	-
Street 1:	C/O One West Bank
Twn/City:	Austin
St/Prov:	TX Cntry
Postal:	78758

NARRATIVE DESCRIPTION

This parcel contains 1.71 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1992, having primarily CLAPBOARD Exterior and 4432 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.710	1,496,100	1,000	938,600	2,435,700
Total Card	1.710	1,496,100	1,000	938,600	2,435,700
Total Parcel	1.710	1,496,100	1,000	938,600	2,435,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.57 | /Parcel: 549.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 0
GIS Ref
GIS Ref
Insp Date: 12/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179 35 0

!494!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,411,200	900	1.71	911,200	2,323,300		Year End Roll	12/2/2024
2024	101	FV	1,361,300	900	1.71	893,100	2,255,300		Year end	11/9/2023
2023	101	FV	1,175,400	900	1.71	724,700	1,901,000	1,901,000	Year end	11/3/2022
2022	101	FV	984,800	1400	1.71	670,600	1,656,800	1,656,800	Year End Roll	10/19/2021
2021	101	FV	953,900	1400	1.71	626,800	1,582,100	1,582,100	Year End Roll	10/15/2020
2020	101	FV	982,500	1400	1.71	650,300	1,634,200	1,634,200	Year End Roll	9/26/2019
2019	101	FV	996,200	1400	1.71	633,000	1,630,600	1,630,600	Create Final va	6/4/2019
2018	101	FV	996,200	1400	1.71	633,000	1,630,600	1,630,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:46:31

LAST REV

Date	Time
09/21/21	12:27:11
blakeley	

PAT ACCT. 494

USER DEFINED

Prior Id # 1:	119 13 22
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HSBC Bank USA N	60997-231		1/17/2013	POST FRCLSR	1,000,000	No	No		
RESTUCCIA MICHA	58483-282		2/14/2012	FORECLOSURE	1,170,000	No	No		
RESTUCCIA MICHA	47695-555		6/26/2006	FAMILY	1	No	No		
RESTUCCIA MICHA	47675-288		6/21/2006	FAMILY	1	No	No		
RESTUCCIA MICHA	46271-233		10/13/2005	CONVENIENC	99	No	No		
RESTUCCIA MICHA	44372-91		12/27/2004	CONVENIENC	1	No	No		
RESTUCCIA REALT	44257-454		12/8/2004	CONVENIENC	1	No	No		
RESTUCCHIA MICH	28473-293		4/22/1998	CONVENIENC	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2021	R-21-0081	MANUAL	1,127	C				Attic insulation,
9/16/2020	R-20-0153	WINDOWS	38,486	C				Replace 15 windows
11/6/2017	6908	SOLAR PA	39,359	C	3/27/2018			Install solar pane
5/27/2014	5760	WOOD STO		C				Install a wood sto
2/27/1994	409	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
4/9/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	
2/12/1994	INSPECTED	600	
1/6/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74487		SQUARE FE	PRIME SITE		0	11.98	1.05	R4									938,587						938,600	

Total AC/HA:	1.70999	Total SF/SM:	74487	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	938,587	Spl Credit		Total:	938,600

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

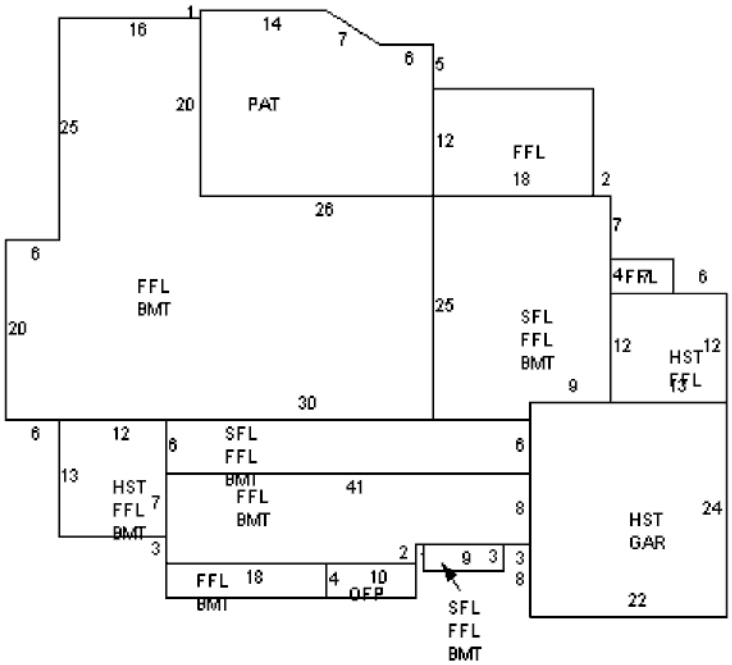
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	3	HB	2				

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	A - ABV AVG		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.88537908
Const Adj.:	1.00000000
Adj $ / SQ:	147.858
Other Features:	90551
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1760175
Depreciation:	264026
Depreciated Total:	1496149

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	941800.0000

Juris. Factor:		Before Depr:	295.72
Special Features:	0	Val/Su Net:	178.81
Final Total:	1496100	Val/Su SzAd	337.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,257	147.860	481,575
BMT	BASEMENT	2,857	36.960	105,608
SFL	2ND FLOOR	755	147.860	111,633
GAR	GARAGE	528	38.520	20,339
PAT	PATIO	510	14.980	7,640
HST	HALF STORY	420	147.860	62,100
OFP	OPEN PORCH	40	16.050	642
Net Sketched Area:		8,367	Total:	789,537
Size Ad	4432	Gross Area	8787	FinArea 4432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179 35 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10x12	A	AV	2005	16.05	T	50	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000