

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE ALAN
Owner 2:	LEE DEBORAH ANN PEBBLES
Owner 3:	
Street 1:	296 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4325 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 1943 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 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		32151		SQUARE FE	PRIME SITE		0	8.76	2.04	R2									575,053						575,100	
101	ONE FAM		0.1218		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									4,263						4,300	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.860	420,600	200	579,400	1,000,200
Total Card 0.860 420,600 200 579,400 1,000,200					
Total Parcel 0.860 420,600 200 579,400 1,000,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 514.72		/Parcel: 514.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	387,600	200	.86	573,400	961,200		Year End Roll	12/2/2024
2024	101	FV	383,400	200	.86	561,700	945,300		Year end	11/9/2023
2023	101	FV	332,500	200	.86	528,900	861,600	861,600	Year end	11/3/2022
2022	101	FV	278,900	300	.86	479,600	758,800	758,800	Year End Roll	10/19/2021
2021	101	FV	271,000	300	.86	414,000	685,300	685,300	Year End Roll	10/15/2020
2020	101	FV	266,700	300	.86	420,500	687,500	687,500	Year End Roll	9/26/2019
2019	101	FV	262,400	300	.86	406,800	669,500	669,500	Create Final va	6/4/2019
2018	101	FV	262,400	300	.86	406,800	669,500	669,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEBORAH PEBBLES	21584-135		12/5/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2024	R-24-0029	SKYLIGHT	23,145	C				Remove & replace 5
2/28/2018	6991	SOLAR PA	11,384	C	5/25/2018			Install solar pane
8/4/2011	4811	MANUAL		C				install hampton sm
10/3/2007	3783	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 13 39
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	14:47:31

LAST REV

Date	Time
03/12/24	13:50:28

blakeley 505

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