



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HASLINGER TR ROBERT HEINZ
Owner 2:	FERNANDES TR RHEINILA R
Owner 3:	FERNANDES HASLINGER TRUST
Street 1:	300 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HASLINGER - ROBERT HEINZ
Owner 2:	FERNANDES - RHEINILA R
Street 1:	300 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2009, having primarily WOOD SHING Exterior and 4124 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

**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		49223		SQUARE FE	PRIME SITE		0	9.98	1.44	R3									706,254						706,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.130	950,800	7,500	706,300	1,664,600	
Total Card		1.130	950,800	7,500	706,300	1,664,600
Total Parcel		1.130	950,800	7,500	706,300	1,664,600
Source:		Market Adj Cost		Total Value per SQ unit /Card: 403.67 /Parcel: 403.67		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	920,000	7000	1.13	685,700	1,612,700		Year End Roll	12/2/2024
2024	101	FV	869,000	7000	1.13	672,300	1,548,300		Year end	11/9/2023
2023	101	FV	869,000	7000	1.13	619,200	1,495,200	1,495,200	Year end	11/3/2022
2022	101	FV	799,200	4000	1.13	559,800	1,363,000	1,363,000	Year End Roll	10/19/2021
2021	101	FV	855,300	4000	1.13	495,400	1,354,700	1,354,700	Year End Roll	10/15/2020
2020	101	FV	853,900	4000	1.13	495,400	1,353,300	1,353,300	Year End Roll	9/26/2019
2019	101	FV	850,500	0	1.13	479,800	1,330,300	1,330,300	Create Final va	6/4/2019
2018	101	FV	850,500	0	1.13	479,800	1,330,300	1,330,300	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASLINGER,ROBER	84326-201		7/7/2025	CONVENIENC		1	No	No	
NELSON,DANIEL A	81251-485		5/11/2023		1,764,750	No	No		
COUNTRYSIDE BLD	52945-76		6/8/2009		1,250,000	No	No		
DIGIOVANNI JAME	51284-430		6/9/2008	MULTI-PARCEL	775,000	No	No		
DIGIOVANNI GUY	22787-348		12/31/1992	FAMILY		1	No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2017	6731	MANUAL	4,500	C				Reconstruct landin
10/10/2008	4067	FINISH B	20,000	C	5/21/2009			playroom/office in
6/30/2008	3981	NEW HOME	465,900	C	5/21/2009			
6/10/2008	3963	DEMOLITI		C	5/21/2009			demo dwelling,gar&
10/11/2000	2105	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
5/21/2009	MEAS+INSPCTD	100	
3/30/2002	MEAS+EXT INS	615	
8/16/1994	MEAS+INSPCTD	185	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

