

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PESKIN BARBARA
Owner 2:	
Owner 3:	
Street 1:	299 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PESKIN - BARBARA
Owner 2:	PESKIN TRUSTEE - BARBARA
Street 1:	299 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily CLAPBOARD Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		40075		SQUARE FE	PRIME SITE		0	7.25	1.70	R1									493,163						493,200	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	493,163	SpI Credit	Total:	493,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	160,400	600	493,200	654,200
Total Card	0.920	160,400	600	493,200	654,200
Total Parcel	0.920	160,400	600	493,200	654,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		633.91	/Parcel: 633.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	151,500	500	.92	464,600	616,600		Year End Roll	12/2/2024
2024	101	FV	144,400	500	.92	455,800	600,700		Year end	11/9/2023
2023	101	FV	132,600	500	.92	476,200	609,300	609,300	Year end	11/3/2022
2022	101	FV	117,100	500	.92	430,600	548,200	548,200	Year End Roll	10/19/2021
2021	101	FV	107,700	500	.92	374,100	482,300	482,300	Year End Roll	10/15/2020
2020	101	FV	106,700	500	.92	323,100	430,300	430,300	Year End Roll	9/26/2019
2019	101	FV	97,200	500	.92	308,800	406,500	406,500	Create Final va	6/4/2019
2018	101	FV	97,200	500	.92	308,800	406,500	406,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESKIN, BARBARA	78361-482		7/29/2021	CONVENIENC	99	No	No		
Wallace, David A	59386-509		6/27/2012	CONVENIENC		No	No		
Peskin, Barbara	59386-507		6/27/2012	CONVENIENC		No	No		
PESKIN BARBARA,	50714-385		2/13/2008	FAMILY	100	No	No		
NUGENT JAMES G,	30079-227		4/15/1999		270,000	No	No		
MOREY RUTH	22879-186		2/1/1993	CHD>SALE	186,500	No	No		DED.\$7000 FOR SEPTIC

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2021	R-21-0195	ROOF	10,450	C				Strip & re-roof wi

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
5/3/2000	MEAS+INSPCTD	600	
4/9/1996	MEAS+INSPCTD	606	
7/11/1995	MEAS/EXT INS	600	
5/23/1994	FIELDREV CHG	600	
12/28/1993	INSPECTED	600	
4/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 22 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:	

Legal Description	User Acct
2449	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 186 46 0

Date	Time
09/26/25	14:48:49
11/18/21	10:06:04

PAT ACCT. 519

Date	Time
11/18/21	10:06:04

blakeley

Date	Time
11/18/21	10:06:04

