

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 297 | | SOUTH GREAT RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MAY CONNOR |
| Owner 2: | ROACH MARY |
| Owner 3: | SHANNON EILEEN |
| Street 1: | 297 SOUTH GREAT RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4304 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------------|
| Owner 1: | HANANIA TR - BARBARA M |
| Owner 2: | CAPE SPILT REVOCABLE TRUST - |
| Street 1: | 297 SOUTH GREAT RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4304 |

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily CLAPBOARD Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 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 | | 42253.19922 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.63 | R1 | | | | | | | | | 497,900 | | | | | | 497,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 101 | 0.970 | 182,100 | | 497,900 | 680,000 |
| Total Card | 0.970 | 182,100 | | 497,900 | 680,000 |
| Total Parcel | 0.970 | 182,100 | | 497,900 | 680,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 629.63 | /Parcel: 629.63 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 172,100 | 0 | .97 | 469,100 | 641,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 129,000 | 0 | .97 | 460,100 | 589,100 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 118,300 | 0 | .97 | 480,700 | 599,000 | 599,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 95,500 | 0 | .97 | 434,700 | 530,200 | 530,200 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 87,700 | 0 | .97 | 377,700 | 465,400 | 465,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 111,100 | 200 | .97 | 326,200 | 437,500 | 437,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 101,300 | 200 | .97 | 311,800 | 413,300 | 413,300 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 101,300 | 200 | .97 | 311,800 | 413,300 | 413,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|------------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| HANANIA TR, BARB | 81614-381 | | 6/5/2023 | | 728,000 | No | No | | |
| HANANIA, BARBARA | 78549-288 | | 8/25/2021 | CONVENIENC | 99 | No | No | | |
| GIDEON TOEPLITZ | 14775-342 | | 11/2/1982 | | 92,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|---------|--------|-----|------------|----------|------------|--------------------|
| 8/9/2023 | R-23-0192 | WINDOWS | 6,000 | C | | | | Replace 7 wood win |
| 6/10/1997 | 1207 | ROOF | | C | 3/7/1998 | | | 3/7/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 1/2/2020 | ABATE-INSPEC | 624 | W Coelho |
| 1/7/2010 | MEAS+INSPCTD | 100 | |
| 7/21/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 3/7/1998 | MEAS/EXT INS | 602 | |
| 5/14/1996 | MEAS+INSPCTD | 606 | |
| 4/8/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 119 23 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 14:48:55 |

LAST REV

| Date | Time |
|----------|----------|
| 07/23/24 | 15:30:13 |

apro
520

!520!

