

179

13

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

823,200 /

823,200 /

823,200 /

USE VALUE:

ASSESSed:

823,200 /

823,200 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOSS ADAM B
Owner 2:	GOSS ELIZABETH B
Owner 3:	
Street 1:	279 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON - ALAN L
Owner 2:	-
Street 1:	279 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1885, having primarily CLAPBOARD Exterior and 2120 Square Feet, with 1 Unit, 3 Baths, 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		40510		SQUARE FE	PRIME SITE		0	7.25	1.68	R1									494,111						494,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	319,400	9,700	494,100	823,200
Total Card 0.930 319,400 9,700 494,100 823,200					
Total Parcel 0.930 319,400 9,700 494,100 823,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.30	/Parcel: 388.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	281,000	9000	.93	465,500	755,500		Year End Roll	12/2/2024
2024	101	FV	275,600	9000	.93	456,600	741,200		Year end	11/9/2023
2023	101	FV	273,800	9000	.93	477,100	759,900	759,900	Year end	11/3/2022
2022	101	FV	236,400	9800	.93	431,400	677,600	677,600	Year End Roll	10/19/2021
2021	101	FV	215,000	9800	.93	374,800	599,600	599,600	Year End Roll	10/15/2020
2020	101	FV	200,800	9800	.93	323,700	534,300	534,300	Year End Roll	9/26/2019
2019	101	FV	204,400	9800	.93	309,400	523,600	523,600	Create Final va	6/4/2019
2018	101	FV	204,400	9800	.93	309,400	523,600	523,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALDSON,ALAN	65839-161		7/31/2015		528,000	No	No		
CYNTHIA DAVIDSO	16375-521		8/21/1985		223,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2017	6775	WINDOWS	5,600	C	11/3/2017			Replace/repair a p
11/2/2016	6612	MANUAL	3,900	C				Replace stainless
9/29/2016	6569	SIDING	7,880	C				Replace clapboard
11/19/2008	4099	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	SALES INSP	618	G BOURGAULT
8/6/2013	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/8/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 6 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:	

