

Map Lot Sublot **Building** **Unit** **CARD**

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BREWER SAVANNA
Owner 2:	PARMAR RISHI
Owner 3:	
Street 1:	281 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	CHERNIACK - ELIZABETH E
Owner 2:	-
Street 1:	281 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1950, having primarily VINYL Exterior and 1081 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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		44866		SQUARE FE	PRIME SITE		0	7.25	1.55	R1									503,583						503,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	226,700		503,600	730,300
Total Card 1.030 226,700 503,600 730,300					
Total Parcel 1.030 226,700 503,600 730,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 675.73		/Parcel: 675.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	200,100	0	1.03	474,400	674,500		Year End Roll	12/2/2024
2024	101	FV	196,300	0	1.03	465,400	661,700		Year end	11/9/2023
2023	101	FV	195,100	0	1.03	486,200	681,300	681,300	Year end	11/3/2022
2022	101	FV	174,000	0	1.03	439,700	613,700	613,700	Year End Roll	10/19/2021
2021	101	FV	161,700	0	1.03	382,000	543,700	543,700	Year End Roll	10/15/2020
2020	101	FV	151,300	0	1.03	329,900	481,200	481,200	Year End Roll	9/26/2019
2019	101	FV	172,800	0	1.03	315,300	488,100	488,100	Create Final va	6/4/2019
2018	101	FV	172,800	0	1.03	315,300	488,100	488,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERNIACK,ELIZA	80549-166		8/8/2022		685,000	No	No		
NEWCOMBE LAWREN	23526-108		8/11/1993		221,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2017	6922	SOLAR PA	9,508	C	5/25/2018			Install solar pane
7/3/2000	2018	MANUAL	2,200	C	6/15/2001			solar panels for h
6/24/1996	986-96	ROOF	1,800	C	5/27/1997			
8/18/1993	320	RENOVATI	37,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	INSPECTED	1	H M SCHEID
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	
5/27/1997	MEAS/EXT INS	602	
4/8/1996	MEAS/EXT INS	606	
5/24/1994	FIELDREV CHG	600	
12/28/1993	PERMIT VISIT	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 7 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:	

