

179

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 788,300 /
USE VALUE: 788,300 /
ASSESSed: 788,300 /

Total Card / Total Parcel
788,300 / 788,300
788,300 / 788,300
788,300 / 788,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZBAWIONY MATTHEW CARL
Owner 2:	SAWAENGSRi HATHAIRAT
Owner 3:	
Street 1:	285 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	PETERS III - CHARLES J
Owner 2:	-
Street 1:	285 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily CLAPBOARD Exterior and 1398 Square Feet, with 1 Unit, 2 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		47044		SQUARE FE	PRIME SITE		0	7.25	1.49	R1									508,322						508,300	

Total AC/HA:	1.07998	Total SF/SM:	47044	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	508,322	SpI Credit	Total:	508,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.080	272,000	8,000	508,300	788,300
Total Card	1.080	272,000	8,000	508,300	788,300
Total Parcel	1.080	272,000	8,000	508,300	788,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		563.88	/Parcel: 563.88

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	257,500	7500	1.08	478,900	743,900		Year End Roll	12/2/2024
2024	101	FV	251,000	7500	1.08	469,800	728,300		Year end	11/9/2023
2023	101	FV	230,000	7500	1.08	490,800	728,300	728,300	Year end	11/3/2022
2022	101	FV	196,300	7500	1.08	443,800	647,600	647,600	Year End Roll	10/19/2021
2021	101	FV	183,300	7500	1.08	385,600	576,400	576,400	Year End Roll	10/15/2020
2020	101	FV	181,600	7500	1.08	333,000	522,100	522,100	Year End Roll	9/26/2019
2019	101	FV	165,000	7500	1.08	318,300	490,800	490,800	Create Final va	6/4/2019
2018	101	FV	165,000	7500	1.08	318,300	490,800	490,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS III,CHAR	83618-216		12/23/2024		950,000	No	No		
TALLET, ALEXAND	75911-373		10/19/2020		710,000	No	No		
NEUHAUS, EDMUND	71562-378		8/31/2018		640,000	No	No		
NEUHAUS, EDMUND	61419-301		3/18/2013	FAMILY	100	No	No		
ROY, EUGENE U.	24737-569		7/28/1994		180,000	No	No		
NANCY C. ROY	12950-644		3/1/1976	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2025	R-25-111	INSULATI	1,815	C				
4/1/2025	R-25-0063	ROOF	46,000	C				Strip & re-roof
3/5/2018	6996	BATH	10,000	C	4/12/2018			Remodel a bathroom
6/24/2004	2957	RENOVATI	12,000	C	6/4/2005			ren porch fl, rep
12/1/2003	2824	MANUAL	14,600	C	6/26/2004			new bathroom
9/25/2003	2777	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS/EXT INS	615	
4/8/1996	MEAS/EXT INS	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 8 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:	

!530!
PRINT
Date Time
09/26/25 14:49:51
LAST REV
Date Time
07/22/25 10:24:10
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