

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

867,100 /

867,100

USE VALUE:

867,100 /

867,100

ASSESSED:

867,100 /

867,100

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 289 | | SOUTH GREAT RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MASON ELIZABETH R |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 289 SOUTH GREAT RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4324 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1950, having primarily VINYL Exterior and 2053 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

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 | | 68824 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.11 | R1 | | | | | | | | | 555,692 | | | | | | 555,700 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.57998 | Total SF/SM: | 68824 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 555,692 | SpI Credit | Total: | 555,700 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 101 | 1.580 | 300,000 | 11,400 | 555,700 | 867,100 |
| Total Card | 1.580 | 300,000 | 11,400 | 555,700 | 867,100 |
| Total Parcel | 1.580 | 300,000 | 11,400 | 555,700 | 867,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 422.46 | /Parcel: 422.46 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 283,600 | 10700 | 1.58 | 523,500 | 817,800 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 279,600 | 10700 | 1.58 | 513,500 | 803,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 277,500 | 10700 | 1.58 | 536,500 | 824,700 | 824,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 259,100 | 10000 | 1.58 | 485,200 | 754,300 | 754,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 233,600 | 10000 | 1.58 | 421,600 | 665,200 | 665,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 231,500 | 10000 | 1.58 | 364,100 | 605,600 | 605,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 213,200 | 10100 | 1.58 | 348,000 | 571,300 | 571,300 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 213,200 | 10100 | 1.58 | 348,000 | 571,300 | 571,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| ELIZABETH R. SU | 17152-562 | | 6/30/1986 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 1/13/2022 | R-22-0010 | WEATHERI | 4,000 | C | 2/14/2022 | | | Weatherization & a |
| 4/2/2004 | 2877 | MANUAL | 3,050 | C | 6/26/2004 | | | rep entry door |
| 8/21/1997 | 1261 | SHED | 2,000 | C | 3/7/1998 | | | 3/7/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/25/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/6/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/26/2004 | MEAS/EXT INS | 615 | |
| 3/7/1998 | MEAS/EXT INS | 602 | |
| 4/8/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 119 9 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:

