Map	Lot	Sublot	Building	Unit	CARD
112	29	0			2 of 2

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	148,300	/	1,712,000
USE VALUE:	148,300	/	1,712,000
ASSESSED:	148,300	/	1,712,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		NORTH GREAT RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	MIARA LINCOLN J		
Owner 2:	MIARA MARIA E		
Owner 3:			
Street 1:	37 NORTH GREAT RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.997 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1993, having primarily WOOD SHING Exterior and 728 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	148,300			148,300
Total Card	0.000	148,300			148,300
Total Parcel	2.997	904,900	600	806,500	1,712,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 203.71 | /Parcel: 401.05

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 112 29 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!535!

PRINT

Date	Time
09/26/25	14:50:26

LAST REV

Date	Time
01/16/18	11:46:06
blakeley	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 535

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	12 13 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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.00	R3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	2 - BUNGALOW
Sty Ht:	1 - 1
(Liv) Units:	0 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

BATH HSE HAS FULL BATH AND KITCHEN AND SINK .

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 2		BRs: 1			Baths: 1				HB		

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	
Totals			
1	2	1	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14.5 %

CALC SUMMARY

Basic $ / SQ:	148.00
Size Adj.:	1.57417583
Const Adj.:	0.98000002
Adj $ / SQ:	228.318
Other Features:	24500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	173474
Depreciation:	25154
Depreciated Total:	148320

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	205.49
Special Features:	0	Val/Su Net:	190.62
Final Total:	148300	Val/Su SzAd	203.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	728	228.320	166,216
WDK	WOOD DECK	50	40.660	2,033

Net Sketched Area:	778			Total:	168,249
Size Ad	728	Gross Area	778	FinArea	728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

112 29 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	