

185

18

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 796,000 /  
USE VALUE: 796,000 /  
ASSESSed: 796,000 /

Total Card / Total Parcel  
796,000 / 796,000  
796,000 / 796,000  
796,000 / 796,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZAPATA CINDY K
Owner 2:	DEJESUS CARLOS D TIRADO
Owner 3:	
Street 1:	327 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACDOWELL SR - BRUCE S
Owner 2:	MACDOWELL - CLAYTON S
Street 1:	327 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily VINYL Exterior and 1834 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		40075		SQUARE FE	PRIME SITE		0	7.25	1.70	R1									493,163						493,200	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	493,163	SpI Credit	Total:	493,200
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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	0.920	296,600	6,200	493,200	796,000
Total Card	0.920	296,600	6,200	493,200	796,000
Total Parcel	0.920	296,600	6,200	493,200	796,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		434.02	/Parcel: 434.02

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	278,700	5800	.92	464,600	749,100		Year End Roll	12/2/2024
2024	101	FV	272,000	5800	.92	455,800	733,600		Year end	11/9/2023
2023	101	FV	250,200	5800	.92	476,200	732,200	732,200	Year end	11/3/2022
2022	101	FV	212,400	5800	.92	430,600	648,800	648,800	Year End Roll	10/19/2021
2021	101	FV	195,800	5800	.92	374,100	575,700	575,700	Year End Roll	10/15/2020
2020	101	FV	194,100	5800	.92	323,100	523,000	523,000	Year End Roll	9/26/2019
2019	101	FV	177,500	5800	.92	308,800	492,100	492,100	Create Final va	6/4/2019
2018	101	FV	177,500	5800	.92	308,800	492,100	492,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDOWELL SR,BR	83765-121		2/13/2025		1,030,000	No	No		
POULAKOS KOULI	52009-382		12/23/2008		355,000	No	No		
BERRY GEORGE W	36269-406		8/30/2002		400,000	No	No		
BERRY ROBERTA E	35018-257		3/12/2002	CONVENIENC	99	No	No		
ROSS ROBERT H,	30073-542		4/20/1999		280,000	No	No		
SHAPSE STEVEN	22197-173		7/9/1992		160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	6814	MANUAL		C				Make repairs to de
3/19/2012	5002	MANUAL	50,000	C	5/31/2012			further work under
2/2/2012	4973	RENOVATI	25,000	C	5/31/2012			remove wall betwee
3/28/2001	2182	RENOVATI	5,000	C	6/15/2001			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
5/31/2012	MEAS+INSPECTD	25	D ERSKINE
3/3/2009	MEAS+INSPECTD	100	
1/12/2009	MEAS+INSPECTD	25	D ERSKINE
1/30/2004	ABATE-INSPEC	600	
6/15/2001	MEAS/EXT INS	613	
5/23/1996	MEAS+INSPECTD	606	
4/9/1996	MEAS/EXT INS	606	
5/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	493,163	SpI Credit	Total:	493,200
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 10 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:	

PRINT

Date	Time
09/26/25	14:58:26

LAST REV

Date	Time
06/13/25	09:32:15

apro	632
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