

186

3

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

875,500 /

875,500

USE VALUE:

875,500 /

875,500

ASSESSED:

875,500 /

875,500

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORES STEPHEN M	
Owner 2:	LITURI KATHY M	
Owner 3:		
Street 1:	323 SOUTH GREAT RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-4305	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1957, having primarily WOOD SHING Exterior and 2255 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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		44866.2		SQUARE FE	PRIME SITE		0	7.25	1.55	R1									503,585						503,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	370,500	1,400	503,600	875,500
Total Card 1.030 370,500 1,400 503,600 875,500					
Total Parcel 1.030 370,500 1,400 503,600 875,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.25	/Parcel: 388.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	441,000	1900	1.03	474,400	917,300		Year End Roll	12/2/2024
2024	101	FV	438,500	1900	1.03	465,400	905,800		Year end	11/9/2023
2023	101	FV	382,200	1900	1.03	486,200	870,300	870,300	Year end	11/3/2022
2022	101	FV	332,300	1900	1.03	439,700	773,900	773,900	Year End Roll	10/19/2021
2021	101	FV	327,200	1900	1.03	382,000	711,100	711,100	Year End Roll	10/15/2020
2020	101	FV	291,800	1900	1.03	329,900	623,600	623,600	Year End Roll	9/26/2019
2019	101	FV	281,400	1900	1.03	315,300	598,600	598,600	Create Final va	6/4/2019
2018	101	FV	281,400	1900	1.03	315,300	598,600	598,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOOD, DAVID +	24742-439		7/29/1994		226,000	No	No		
BERNARD GITLIN	11365-711		8/19/1967		7,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2018	7169	MANUAL	3,144	C				Install kneewall i
6/18/2013	5449	MANUAL	4,200	C				sheet metal work t
6/3/2013	5434	RENOVATI	25,000	C	5/7/2014			kitchen remodel
11/29/2010	4615	ROOF		C				
4/30/2003	2682	MANUAL	1,500	C	6/27/2003			fin basement & cha

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
5/7/2014	MEAS/EXT INS	25	D ERSKINE
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
5/21/1996	MEAS+INSPCTD	606	
4/9/1996	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:	124 11 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:	

Total AC/HA: 1.02999 Total SF/SM: 44866 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 1 Total: 503,585 Spl Credit Total: 503,600

