

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'SHAUGHNESSY WILLIAM
Owner 2:	O'SHAUGHNESSY AUDREY
Owner 3:	
Street 1:	319 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BENTON - JEANNE L
Owner 2:	-
Street 1:	319 SOUTH GREAT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily STUCCO Exterior and 2379 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									10,955						11,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.150	337,400	35,000	711,800	1,084,200	
Total Card		2.150	337,400	35,000	711,800	1,084,200
Total Parcel		2.150	337,400	35,000	711,800	1,084,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		455.83	/Parcel: 455.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	318,300	32800	2.15	704,600	1,055,700		Year End Roll	12/2/2024
2024	101	FV	310,200	32800	2.15	689,400	1,032,400		Year end	11/9/2023
2023	101	FV	283,700	32800	2.15	649,400	965,900	965,900	Year end	11/3/2022
2022	101	FV	239,700	46600	2.15	589,400	875,700	875,700	Year End Roll	10/19/2021
2021	101	FV	223,100	46600	2.15	509,400	779,100	779,100	Year End Roll	10/15/2020
2020	101	FV	221,000	46600	2.15	517,400	785,000	785,000	Year End Roll	9/26/2019
2019	101	FV	198,500	46600	2.15	500,600	745,700	745,700	Create Final va	6/4/2019
2018	101	FV	198,500	46600	2.15	500,600	745,700	745,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENTON,JEANNE L	80929-327		11/8/2022		1,105,000	No	No		
BENTON,JEANNE L	80925-17		11/8/2022	CONVENIENC	310,000	No	No		
BENTON,STEPHEN	80925-11		11/8/2022	CONVENIENC		1	No	No	
PAUL J. MAURO	14064-96		9/15/1980		125,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2004	2870	MANUAL	20,000	C	6/26/2004			enc front porch &
7/20/1993	289	RENOVATI	12,000	C	8/30/1995			
7/14/1993	285	GREENHOU	20,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS+INSPCTD	622	K Cuoco
1/12/2009	MEAS+INSPCTD	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/9/1996	MEAS/EXT INS	606	
8/30/1995	PERMIT VISIT	606	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 12 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	14:58:37

LAST REV

Date	Time
12/01/22	13:56:21

blakeley 634

!634!

