Total Card / Total Parcel
APPRAISED: 2,356,000 / 2,356,000
USE VALUE: 2,356,000 / 2,356,000
ASSESSED: 2,356,000 / 2,356,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ROSENBLATT MICHAEL S
Owner 2:	ROBERTS PATRICIA L
Owner 3:	
Street 1:	334 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4303	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.68 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1996, having primarily STUCCO Exterior and 4306 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 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		
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	3.680	1,441,400	51,700	862,900	2,356,000
Total Card	3.680	1,441,400	51,700	862,900	2,356,000
Total Parcel	3.680	1,441,400	51,700	862,900	2,356,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.14 | /Parcel: 547.14

PREVIOUS ASSESSMENT

Parcel ID 185 4 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,359,200	2400	3.68	839,700	2,201,300		Year End Roll	12/2/2024
2024	101	FV	1,311,200	2400	3.68	815,300	2,128,900		Year end	11/9/2023
2023	101	FV	1,133,100	2400	3.68	755,300	1,890,800	1,890,800	Year end	11/3/2022
2022	101	FV	960,900	1700	3.68	688,100	1,650,700	1,650,700	Year End Roll	10/19/2021
2021	101	FV	931,700	1700	3.68	615,300	1,548,700	1,548,700	Year End Roll	10/15/2020
2020	101	FV	959,900	1700	3.68	615,300	1,576,900	1,576,900	Year End Roll	9/26/2019
2019	101	FV	973,400	0	3.68	597,700	1,571,100	1,571,100	Create Final va	6/4/2019
2018	101	FV	973,400	0	3.68	597,700	1,571,100	1,571,100	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOKSOZ M NAFI +	24736-462		7/28/1994		255,000	Yes	No		
PEDERSEN ROBERT	11938-310		12/30/1970		19,630	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2024	E-24-274			C				
6/21/2024	E-24-0131	MANUAL	19,000	C				
4/21/2021	R-21-0066	MANUAL	8,000	C				Replace one entry
5/23/2001	2233	MANUAL	8,760	C	6/1/2002			re-construct chimn
5/26/1995	724-95	NEW HOME	450,000	C	6/25/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS/EXT INS	613	
4/13/1996	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	10/31/18
Land Unit Type:	

!658!

PRINT

Date	Time
09/26/25	15:00:38

LAST REV

Date	Time
07/09/25	10:42:54

apro

PAT ACCT. 658

USER DEFINED

Prior Id # 1:	124 3 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:	

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

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.843		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									64,505						64,500	

Total AC/HA: 3.67955 | Total SF/SM: 160281 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 3 | Total: 862,905 | Spl Credit | Total: 862,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Lincoln meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A - VERY GOOD
Year Blt:	1996 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	5	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	3	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	13. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.88934046
Const Adj.:	1.00979996
Adj $ / SQ:	149.975
Other Features:	80668
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1656787
Depreciation:	215382
Depreciated Total:	1441404

COMMENTS

SETBACK .

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: 8			BRs: 4			Baths: 5			HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1559155.688

Field	Value	Field	Value
Juris. Factor:		Before Depr:	299.95
Special Features:	0	Val/Su Net:	203.76
Final Total:	1441400	Val/Su SzAd	334.74

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,173	149.980	325,896
BMT	BASEMENT	1,776	37.490	66,589
SFL	2ND FLOOR	1,747	149.980	262,007
GAR	GARAGE	772	38.520	29,737
HST	HALF STORY	386	149.980	57,890
WDK	WOOD DECK	100	30.500	3,050
CNP	CANOPY	84	23.540	1,977
OFP	OPEN PORCH	36	16.050	578
Net Sketched Area:		7,074	Total:	747,723
Size Ad	4306	Gross Area	7460	FinArea 4306

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 185 4 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
19	PATIO	D	Y	1	16x18	A	AV	2010	14.98	T	40	101			2,600			2,600
3	GARAGE	D	Y	1	1020	G	AV	2024	48.15	T	0	101			49,100			49,100

More: N	Total Yard Items:	51,700	Total Special Featues:		Total:	51,700