Map	Lot	Sublot	Building	Unit	CARD
185	5	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,707,400	/	1,707,400
USE VALUE:	1,707,400	/	1,707,400
ASSESSED:	1,707,400	/	1,707,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	KANJ WAJDI W
Owner 2:	KANJ POLINA O
Owner 3:	
Street 1:	338 SOUTH GREAT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	AMELIA - STEPHEN L
Owner 2:	AMELIA - FRANK J
Street 1:	338 SOUTH GREAT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.37 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1973, having primarily STUCCO Exterior and 4064 Square Feet, with 1 Unit, 3 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	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	3.370	863,100	2,600	841,700	1,707,400
Total Card	3.370	863,100	2,600	841,700	1,707,400
Total Parcel	3.370	863,100	2,600	841,700	1,707,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.13 | /Parcel: 420.13

Legal Description

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/01/17
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185 5 0

!659!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	810,500	2400	3.37	818,500	1,631,400		Year End Roll	12/2/2024
2024	101	FV	798,700	2400	3.37	797,100	1,598,200		Year end	11/9/2023
2023	101	FV	792,800	2400	3.37	737,100	1,532,300	1,532,300	Year end	11/3/2022
2022	101	FV	719,100	2700	3.37	669,900	1,391,700	1,391,700	Year End Roll	10/19/2021
2021	101	FV	671,200	2700	3.37	597,100	1,271,000	1,271,000	Year End Roll	10/15/2020
2020	101	FV	220,700	2700	3.37	597,100	820,500	820,500	Year End Roll	9/26/2019
2019	101	FV	204,700	2700	3.37	579,500	786,900	786,900	Create Final va	6/4/2019
2018	101	FV	204,700	2700	3.37	579,500	786,900	786,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:00:43

LAST REV

Date	Time
06/26/25	16:30:29
apro	

USER DEFINED

Prior Id # 1:	124 4 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMELIA,STEPHEN	80421-448		7/13/2022		1,950,000	No	No		
ATKINS TR,JAMIE	72867-460		7/1/2019		1,250,000	No	No		
ATKINS,JAMIE N	72007-23		12/13/2018	FAMILY		No	No		
RYAN TR,WILLIAM	68725-11		1/6/2017	DIVORCE/ESTA	745,000	No	No		
RYAN, WILLIAM F	26495-17		7/11/1996	CONVENIENC	1	No	No		
ROBERT K. PEDER	12194-442		4/27/1972		20,630	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2022	R-22-0304	SOLAR PA	50,107	C				Installation of 32
1/13/2020	SH-20-0001	SHEET MT	3,000	C				Sheet metal work t
12/4/2019	R-19-0205	FINISH B	76,300	C	4/13/2020			Half basement reno
1/10/2018	6947	BATH	40,000	C	8/22/2018			Amend permit #6865
9/25/2017	6865	KITCHEN	40,000	C	8/22/2018			Remodel the kitche
9/20/2017	6860	GARAGE	61,000	C	8/22/2018			Construct a detach
9/18/2012	5164	RENOVATI	1,995	C				replace existing f
7/14/1997	1227	ROOF		C	3/7/1998			3/7/98 100 %
12/13/1995	875-95	W/S FLUE		C	6/25/1996			
10/18/1995	838-95	W/S FLUE		C	6/25/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2019	SALES INSP	621	N Cramer
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	
4/9/1996	MEAS/EXT INS	606	

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		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									40,705						40,700	
101	ONE FAM		0.37		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,590						2,600	Wetland

Total AC/HA:	3.36955	Total SF/SM:	146778	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	841,695	Spl Credit		Total:	841,700

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2H - 2H
(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:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

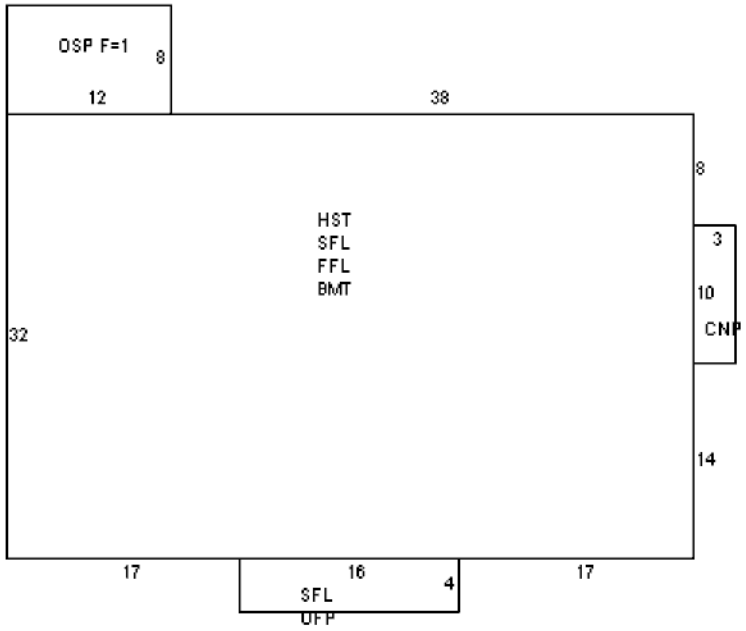
RESIDENTIAL GRID

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:	2	HB	1

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1973	Eff Yr Blt:	2018
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	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	1 - PLYWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	1.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		1.4 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.89763778
Const Adj.:	0.96030003
Adj $ / SQ:	111.198
Other Features:	60000
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	875343
Depreciation:	12255
Depreciated Total:	863089

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 754049.0039

Juris. Factor:		Before Depr:	177.92
Special Features:	0	Val/Su Net:	147.44
Final Total:	863100	Val/Su SzAd	212.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,664	111.200	185,034
BMT	BASEMENT	1,600	41.700	66,719
FFL	1ST FLOOR	1,600	111.200	177,917
HST	HALF STORY	800	66.720	53,375
OSP	SCRN PORCH	96	24.070	2,311
OFP	OPEN PORCH	64	16.050	1,027
CNP	CANOPY	30	23.540	706
Net Sketched Area:		5,854	Total:	487,089
Size Ad	4064	Gross Area	6654	FinArea 4064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50		
HST	100	UNF	100	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

185 5 0

SPEC FEATURES/YARD ITEMS

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
2	SHED/FR	D	Y	1	10X20	A	GD	2017	16.05	T	20	101			2,600			2,600

More: N	Total Yard Items:	2,600	Total Special Featues:		Total: 2,600

IMAGE

AssessPro Patriot Properties, Inc