Map	Lot	Sublot	Building	Unit	CARD
185	14	0			1 of 3

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,544,200	/	1,851,200
USE VALUE:	1,544,200	/	1,851,200
ASSESSED:	1,544,200	/	1,851,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BOWER LYNNE K
Owner 2:	MACDOWELL BRUCE S
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4305 Type:

PREVIOUS OWNER

Owner 1:	BOWER - LYNNE K
Owner 2:	-
Street 1:	339 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4305

NARRATIVE DESCRIPTION

This parcel contains 3.19 ACRES of land mainly classified as TWO FAM with a CONVENT`NL Building built about 1904, having primarily WOOD SHING Exterior and 3360 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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
104	3.190	793,600	2,400	748,200	1,544,200
Total Card	3.190	793,600	2,400	748,200	1,544,200
Total Parcel	3.190	1,100,600	2,400	748,200	1,851,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.58 | /Parcel: 267.92

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/23/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185 14 0

!660!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	104	FV	987,700	2300	3.19	741,000	1,731,000		Year End Roll	12/2/2024
2024	104	FV	967,000	2300	3.19	720,600	1,689,900		Year end	11/9/2023
2023	104	FV	962,500	2300	3.19	680,600	1,645,400	1,645,400	Year end	11/3/2022
2022	104	FV	888,200	2300	3.19	620,600	1,511,100	1,511,100	Year End Roll	10/19/2021
2021	104	FV	805,500	2300	3.19	540,600	1,348,400	1,348,400	Year End Roll	10/15/2020
2020	104	FV	770,500	2300	3.19	548,600	1,321,400	1,321,400	Year End Roll	9/26/2019
2019	104	FV	756,100	2300	3.19	531,800	1,290,200	1,290,200	Create Final va	6/4/2019
2018	104	FV	756,100	2300	3.19	531,800	1,290,200	1,290,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:00:49

LAST REV

Date	Time
10/03/22	10:55:38
blakeley	

USER DEFINED

Prior Id # 1:	124 5 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. 660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWER,LYNNE K	80696-356		9/12/2022	CONVENIENC	99	No	No		
CHRISTENSEN,RON	66305-135		10/30/2015		1,325,000	No	No		
SASHA CHRISTENS	18158-185		5/26/1987	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2016	6327	MANUAL	5,000	C				Install exterior d
5/5/2010	4443	RENOVATI	15,000	C	6/18/2013			repair & reno exis
9/11/2001	2341	MANUAL	27,000	C	5/10/2003			construct gar on e
9/11/2001	2340	MANUAL	7,000	C	5/10/2003			rep found & rep &
3/29/2001	2192	MANUAL	18,000	C	6/1/2002			expand kitchen 6/1
3/2/2001	2170	MANUAL	5,000	C	3/30/2002			renovate portch an

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2015	MEAS+INSPCTD	618	G BOURGAULT
7/5/2011	PERMIT VISIT	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
6/1/2002	MEAS/EXT INS	613	
6/1/2002	MEAS/EXT INS	613	
3/30/2002	MEAS/EXT INS	615	
6/15/2001	MEAS/EXT INS	613	

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
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
104	TWO FAM		1.353		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									47,355						47,400	

Total AC/HA:	3.18955	Total SF/SM:	138937	Parcel LUC:	104	TWO FAM	Prime NB Desc	RES CAT 2	Total:	748,155	Spl Credit		Total:	748,200

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	2
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

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

COMMENTS

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

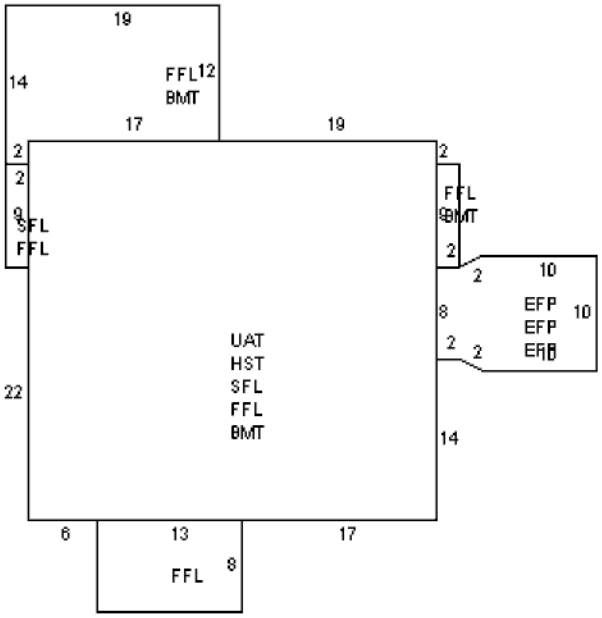
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	10	BRs:	4	Baths:	3	HB	1				

SKETCH



INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.92857146
Const Adj.:	1.04009390
Adj $ / SQ:	144.870
Other Features:	83250
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	961924
Depreciation:	168337
Depreciated Total:	793587

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000
Juris. Factor:		Before Depr:	210.06
Special Features:	0	Val/Su Net:	147.56
Final Total:	793600	Val/Su SzAd	236.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,560	144.870	225,998
BMT	BASEMENT	1,438	36.220	52,081
SFL	2ND FLOOR	1,206	144.870	174,713
HST	HALF STORY	594	144.870	86,053
EFP	ENCL PORCH	402	38.520	15,485
UAT	UNF ATTIC	178	144.870	25,816

Net Sketched Area:	5,378			Total:	580,146
Size Ad	3360	Gross Area	6982	FinArea	3360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

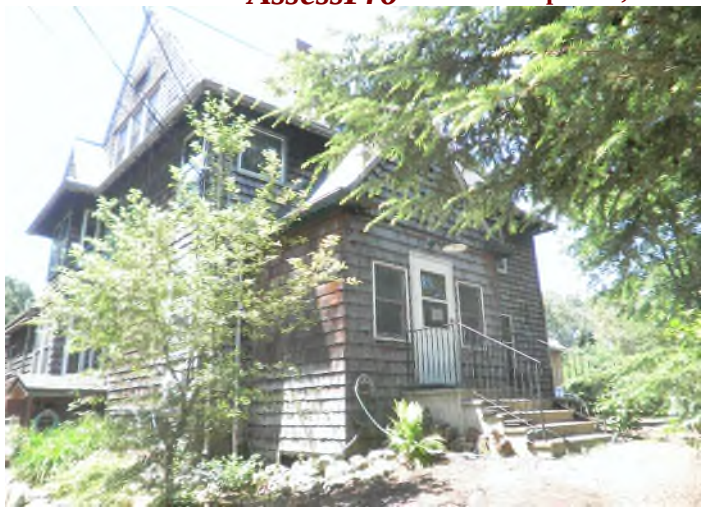
SPEC FEATURES/YARD ITEMS

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	500	A	AV	1910	16.05	T	70	104			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:	
				Total:	2,400

PARCEL ID

185 14 0

IMAGE

AssessPro Patriot Properties, Inc