

185

15

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

714,500 /

714,500 /

USE VALUE:

ASSESSED:

714,500 /

714,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL BRUCE S
Owner 2:	DEBORAH J
Owner 3:	
Street 1:	345 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCKNIGHT-IWANY TR - DONNA E
Owner 2:	STACEY TR - DEBORAH J
Street 1:	7 PARKER RD
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 1.41 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 1726 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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		61419		SQUARE FE	PRIME SITE		0	7.25	1.21	R1									539,586						539,600	

Total AC/HA:	1.40999	Total SF/SM:	61419	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	539,586	SpI Credit	Total:	539,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.410	172,000	2,900	539,600	714,500
Total Card	1.410	172,000	2,900	539,600	714,500
Total Parcel	1.410	172,000	2,900	539,600	714,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		413.92	/Parcel: 413.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	162,400	2800	1.41	508,300	673,500		Year End Roll	12/2/2024
2024	101	FV	154,700	2800	1.41	498,700	656,200		Year end	11/9/2023
2023	101	FV	141,400	2800	1.41	521,000	665,200	665,200	Year end	11/3/2022
2022	101	FV	113,300	3300	1.41	471,100	587,700	587,700	Year End Roll	10/19/2021
2021	101	FV	103,500	3300	1.41	409,300	516,100	516,100	Year End Roll	10/15/2020
2020	101	FV	102,500	3300	1.41	353,500	459,300	459,300	Year End Roll	9/26/2019
2019	101	FV	92,700	3300	1.41	337,900	433,900	433,900	Create Final va	6/4/2019
2018	101	FV	92,700	3300	1.41	337,900	433,900	433,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKNIGHT-IWANY	82353-594		12/28/2023		725,000	No	No		
McKnight,Eleano	59675-6		8/2/2012	FAMILY	100	No	No		
PROBATE 91P3640	8580-366		10/19/1955			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2019	R-19-0086	SIDING	3,200	C				Install vinyl sidi
11/12/2004	3089	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	539,586	SpI Credit	Total:	539,600
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2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	124 6 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	15:01:08

LAST REV

Date	Time
01/25/24	15:05:12

blakeley
661

!661!

