

185

16

0

1 of 3

COMMERCIAL

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

1,719,100

USE VALUE:

1,719,100

ASSESSed:

1,719,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL BRUCE S
Owner 2:	
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STONEGATE GARDENS INC -
Owner 2:	-
Street 1:	339 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.459 ACRES of land mainly classified as STORE with a STORE Building built about 1997, having primarily CLAPBOARD Exterior and 1256 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 4 Rooms, and 0 Bdrm.

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	3	BEL ST
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
325	STORE		19560		SQUARE FE	PRIME SITE		0	16.18	1.86	CA	1.00								588,306						588,300	
325	STORE		2.01		ACRES	EXCESS ACRE		0	35,000.	1.00	CA	1.00								70,350						70,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2.459	253,700	7,100	658,700	919,500
Total Card	2.459	253,700	7,100	658,700	919,500
Total Parcel	2.459	1,053,300	7,100	658,700	1,719,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		732.09	/Parcel: 293.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	325	FV	956,500	6700	2.459	641,600	1,604,800		Year End Roll	12/2/2024
2024	325	FV	918,900	6700	2.459	620,200	1,545,800		Year end	11/9/2023
2023	325	FV	918,900	6700	2.459	569,300	1,494,900	1,494,900	Year end	11/3/2022
2022	325	FV	873,600	6200	2.459	569,300	1,449,100	1,449,100	Year End Roll	10/19/2021
2021	325	FV	869,100	6200	2.459	396,600	1,271,900	1,271,900	Year End Roll	10/15/2020
2020	325	FV	923,800	6200	2.459	396,600	1,326,600	1,326,600	Year End Roll	9/26/2019
2019	325	FV	919,200	6200	2.459	344,300	1,269,700	1,269,700	Create Final va	6/4/2019
2018	325	FV	919,200	6200	2.459	344,300	1,269,700	1,269,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STONEGATE GARDE	53826-205		11/12/2009	FAMILY	400,000	No	No		current deed does not match owner of record.
MCKNIGHT, ELEAN	26177-533		3/29/1996	CHD>SALE	180,000	No	No		ESTATE SALE
PROBATE 91P3640	13684-384		5/4/1979	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2010	4581	MANUAL	10,000	C	11/6/2018			construct shelter
6/29/2010	4502	RENOVATI	150,000	C	5/14/2014			additional cost to
12/8/2009	4349	GREENHOU	325,000	C	5/22/2014			contract greenhouse
4/5/2002	2465	MANUAL	3,000	C	7/6/2002			pergola plant hang
8/14/2000	2052	BARN	150,000	C	3/30/2002			6/15/01 75%
3/13/2000	1890	MANUAL	150,000	C	6/15/2001			foundation for sto
4/6/1999	1672	SHED	4,000	C	5/29/1999			
5/15/1997	1183	SIGN		C	3/28/1998			3/28/98 100%
2/12/1997	1130-97	RENOVATI	10,000	C	6/11/1997			
2/10/1997	1126-97	SHED	1,600	C	6/11/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	PERMIT VISIT	25	D ERSKINE
6/5/2012	PERMIT VISIT	618	G BOURGAULT
7/28/2011	MEAS/EXT INS	618	G BOURGAULT
7/6/2002	MEAS/EXT INS	613	
3/30/2002	MEAS/EXT INS	615	
6/15/2001	MEAS+INSPCTD	613	
4/25/2000	MEAS/EXT INS	608	
5/29/1999	MEAS/EXT INS	602	
3/28/1998	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.45904 Total SF/SM: 107116 Parcel LUC: 325 STORE Prime NB Desc COM AV Total: 658,656 Spl Credit Total: 658,700



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 7 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	15:01:13

LAST REV

Date	Time
05/23/19	14:28:47

blakeley 662

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