

185

17

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 820,500 /  
USE VALUE: 820,500 /  
ASSESSed: 820,500 /

Total Card / Total Parcel  
820,500 / 820,500  
820,500 / 820,500  
820,500 / 820,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
331		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:	POWERS FRANCIS L TR -
Owner 2:	POWERS REALTY TRUST -
Street 1:	331 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4305

NARRATIVE DESCRIPTION

This parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1930, having primarily VINYL Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									140					100	Wetland	

Total AC/HA:	1.85655	Total SF/SM:	80871	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	580,140	SpI Credit	Total:	580,100
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.857	239,700	700	580,100	820,500
Total Card	1.857	239,700	700	580,100	820,500
Total Parcel	1.857	239,700	700	580,100	820,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		636.05	/Parcel: 636.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	224,900	600	1.857	546,500	772,000		Year End Roll	12/2/2024
2024	101	FV	223,600	600	1.857	536,100	760,300		Year end	11/9/2023
2023	101	FV	194,200	600	1.857	560,100	754,900	754,900	Year end	11/3/2022
2022	101	FV	162,800	800	1.857	506,500	670,100	670,100	Year End Roll	10/19/2021
2021	101	FV	152,300	800	1.857	440,100	593,200	593,200	Year End Roll	10/15/2020
2020	101	FV	135,200	800	1.857	380,100	516,100	516,100	Year End Roll	9/26/2019
2019	101	FV	131,300	0	1.857	363,300	494,600	494,600	Create Final va	6/4/2019
2018	101	FV	131,300	0	1.857	363,300	494,600	494,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS FRANCIS	37850-343		1/30/2003	OTHER	435,000	No	No		Estate Sale
POWERS FRANCIS	28176-275		2/13/1998	CONVENIENC		1	No	No	
	10247-423		4/19/1963		18,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2008	3894	ROOF		C				strip & re-roof dw
3/29/2004	2873	DEMOLITI		C	6/26/2004			shed

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
4/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 9 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	15:01:32

LAST REV

Date	Time
10/31/18	13:53:55

apro 664

!664!

