

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	GRECO JR JOHN L
Owner 2:	GRECO SUZANNE M
Owner 3:	
Street 1:	8 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	CAVALLARO PETER TR -
Owner 2:	CAVALLARO ELIZABETH A -
Street 1:	8 SMITH HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

NARRATIVE DESCRIPTION

This parcel contains 2.567 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1983, having primarily CLAPBOARD Exterior and 5197 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.73		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									5,110						5,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.730		4,600	5,100	9,700
101	1.837	692,800		958,400	1,651,200
Total Card	2.567	692,800	4,600	963,500	1,660,900
Total Parcel	2.567	692,800	4,600	963,500	1,660,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		319.59	/Parcel: 319.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	638,400	4200	2.567	935,500	1,578,100		Year End Roll	12/2/2024
2024	101	FV	629,300	4200	2.567	916,400	1,549,900		Year end	11/9/2023
2023	101	FV	624,800	4200	2.567	744,400	1,373,400	1,373,400	Year end	11/3/2022
2022	101	FV	543,400	5800	2.567	689,200	1,238,400	1,238,400	Year End Roll	10/19/2021
2021	101	FV	533,300	5800	2.567	644,400	1,183,500	1,183,500	Year End Roll	10/15/2020
2020	101	FV	528,700	5800	2.567	668,400	1,202,900	1,202,900	Year End Roll	9/26/2019
2019	101	FV	496,800	5800	2.567	650,800	1,153,400	1,153,400	Create Final va	6/4/2019
2018	101	FV	496,800	5800	2.567	650,800	1,153,400	1,153,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVALLARO PETER	57162-166		7/19/2011		921,800	No	No		
BUSA, FRANK J.	20185-260		11/7/1989		300,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	5896	MANUAL	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
6/5/2012	SALES INSP	618	G BOURGAULT
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	15 1 8
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	15:14:31

LAST REV

Date	Time
01/07/25	08:56:24

apro 774

