



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UPLAND FIELD RD, LINCOLN

OWNERSHIP

Owner 1:	DOORANDISH RAMIN
Owner 2:	DOORANDISH ELIZABETH
Owner 3:	
Street 1:	7 UPLAND FIELD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPITZER TR - GREGORY A
Owner 2:	DALTON TR - SUSAN F
Street 1:	7 UPLAND FIELD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3303

NARRATIVE DESCRIPTION

This parcel contains .81 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1961, having primarily CLAPBOARD Exterior and 3400 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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

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		35283		SQUARE FE	PRIME SITE		0	11.98	1.89	R4									797,689						797,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.810	689,000	3,000	797,700	1,489,700	
Total Card		0.810	689,000	3,000	797,700	1,489,700
Total Parcel		0.810	689,000	3,000	797,700	1,489,700
Source:		Market Adj Cost		Total Value per SQ unit /Card: 438.15 /Parcel: 438.15		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	554,500	2900	.81	774,400	1,331,800		Year End Roll	12/2/2024
2024	101	FV	547,400	2900	.81	759,100	1,309,400		Year end	11/9/2023
2023	101	FV	543,800	2900	.81	615,900	1,162,600	1,162,600	Year end	11/3/2022
2022	101	FV	490,000	2600	.81	570,000	1,062,600	1,062,600	Year End Roll	10/19/2021
2021	101	FV	484,400	2600	.81	532,700	1,019,700	1,019,700	Year End Roll	10/15/2020
2020	101	FV	480,600	2600	.81	552,700	1,035,900	1,035,900	Year End Roll	9/26/2019
2019	101	FV	454,400	2600	.81	538,000	995,000	995,000	Create Final va	6/4/2019
2018	101	FV	390,900	2600	.81	538,000	931,500	931,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPITZER TR,GREG	70426-229		12/22/2017		1,160,000	No	No		
SPITZER,GREGORY	68350-466		11/4/2016	FAMILY	10	No	No		
BERMAN DIANE B,	54638-255		5/4/2010		867,750	No	No		
CHARLES JENNING	14027-409		8/7/1980		162,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2011	4789	WINDOWS	53,104	C				replace 33 windows
5/18/2010	4461	SHED	5,000	C	7/5/2011			replace existing s
2/14/2008	3883	RENOVATI	15,000	C	6/19/2008			reno 2 bth
7/29/1999	1748	RENOVATI	30,000	C	6/12/2000			kitchen 6/12/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
7/5/2011	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	100	
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	
3/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

