



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		HUNTLEY LN, LINCOLN

**OWNERSHIP**

Owner 1:	NUPATH INC
Owner 2:	
Owner 3:	
Street 1:	147 NEW BOSTON ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01801 Type:

**PREVIOUS OWNER**

Owner 1:	KESSEL - LESLEY J
Owner 2:	-
Street 1:	685 S. LA POSADO CIR
Twn/City:	GREEN VALLEY
St/Prov:	AZ Cntry
Postal:	85614 Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 1.32 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1953, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		57499		SQUARE FE	PRIME SITE		0	8.08	1.274	R4									591,858						591,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	209,400	500	1.320	591,900	801,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.53						/Parcel: 355.53	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	209,400	500	1.32	591,900	801,800	801,800	Year End Roll	9/28/2017
2017	905	FV	207,400	500	1.32	586,000	793,900	793,900	Year End Roll	9/29/2016
2016	905	FV	205,300	500	1.32	569,200	775,000	775,000	Year End Roll	1/14/2016
2015	905	FV	201,200	500	1.32	526,700	728,400	728,400	Year End	10/2/2014
2014	905	FV	193,000	500	1.32	490,800	684,300	684,300	Year End Roll	1/23/2014
2013	905	FV	188,900	500	1.32	476,100	665,500	665,500	Year End Roll	10/25/2012
2012	905	FV	185,300	500	1.32	402,900	588,700	588,700	Year End	1/26/2012
2011	101	FV	191,200	500	1.32	409,500	601,200	601,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KESSEL,LESLEY J	56179-111		12/29/2010	INVOLV CHARI		1	No	No		
	8310-30		8/19/1954		25000	No	No			Joseph Kessell death cert attached

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2011	4922	RENOVATI	21,250	C	1/3/2012			add bedroom on exi
2/24/2011	4652	RENOVATI	75,000	C	3/31/2011			inter reno; expand

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/8/2012	MEAS+INSPCTD	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2001	M&L COMPLETE	613	M COLE
5/15/1996	MEAS+INSPCTD	606	J SMITH
4/18/1996	MEAS+INSPCTD	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.32000	Total SF/SM:	57499.20	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	591,858	SpI Credit:		Total:	591,900
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