



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MANDILE TR JOHN R
Owner 2:	C/O DR EILEEN L MCDONAGH
Owner 3:	HUNTLEY LANE REALTY TRUST
Street 1:	6 WINCHELSEA LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.25 ACRES of land mainly classified as LAND

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
t						

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
130	LAND		54450		SQUARE FE	PRIME SITE		0	8.08	1.328	R4									584,467						584,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			1.250	584,500	584,500
Total Card			1.250	584,500	584,500
Total Parcel			1.250	584,500	584,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	04/06/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	1.25	584,500	584,500	584,500	Year End Roll	9/28/2017
2017	130	FV		0	1.25	578,700	578,700	578,700	Year End Roll	9/29/2016
2016	130	FV		0	1.25	562,000	562,000	562,000	Year End Roll	1/14/2016
2015	130	FV		0	1.25	520,100	520,100	520,100	Year End	10/2/2014
2014	130	FV		0	1.25	484,600	484,600	484,600	Year End Roll	1/23/2014
2013	130	FV		0	1.25	470,200	470,200	470,200	Year End Roll	10/25/2012
2012	130	FV		0	1.25	517,200	517,200	517,200	Year End	1/26/2012
2011	130	FV		0	1.25	525,700	525,700	525,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MERIAM ELLIN FU	29179-531		10/1/1998		500000	No	No			
MERIAM PHILIP W	12048-262		8/19/1971	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/23/2004	2848	DEMOLITI	13,000	C	6/26/2004			demolish home
3/29/2001	2190	RENOVATI	60,000	C	6/20/2001			basement 6/20/01 6

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2005	MEAS/EXT INS	600	PA
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/13/2002	MEAS/EXT INS	613	M COLE
6/20/2001	MEAS+INSPCTD	613	M COLE
4/18/1996	MEAS+INSPCTD	606	J SMITH
2/1/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.25000	Total SF/SM:	54450.00	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 4	Total:	584,467	SpI Credit:		Total:	584,500
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