



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	FREEMAN MASON
Owner 2:	HAYDOCK GALE S
Owner 3:	
Street 1:	203 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	FREEMAN MASON -
Owner 2:	-
Street 1:	203 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1878, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	846,900	31,300	2.200	553,300	1,431,500
Total Card 846,900 31,300 2.200 553,300 1,431,500					
Total Parcel 846,900 31,300 2.200 553,300 1,431,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 407.14		/Parcel: 407.14	

Legal Description	User Acct
2071	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

06/13/13	Insp Date
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	846,900	31300	2.2	553,300	1,431,500	1,431,500	Year End Roll	9/28/2017
2017	101	FV	765,400	31300	2.2	522,900	1,319,600	1,319,600	Year End Roll	9/29/2016
2016	101	FV	740,600	31300	2.2	507,700	1,279,600	1,279,600	Year End Roll	1/14/2016
2015	101	FV	698,200	31300	2.2	470,900	1,200,400	1,200,400	Year End	10/2/2014
2014	101	FV	668,000	31300	2.2	422,900	1,122,200	1,122,200	Year End Roll	1/23/2014
2013	101	FV	563,200	31300	2.2	410,900	1,005,400	1,005,400	Year End Roll	10/25/2012
2012	101	FV	502,100	31300	3.	574,900	1,108,300	1,108,300	Year End	1/26/2012
2011	101	FV	525,300	31300	3.	593,300	1,149,900	1,149,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FREEMAN MASON,	1265-81		3/11/2003	CONVENIENC		1	No	No
HAYDOCK GALE S,	1204-38		4/8/1999	CONVENIENC		100	No	No
CHIPMUNK REALTY	1027-145		3/13/1987		432500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/23/2018	6962	SOLAR PA	31,490	C	4/30/2018			Install solar pane
9/26/2012	5173	MANUAL	4,000	C				sheet metal work f
7/26/2012	5109	ADDITION	200,000	C	6/13/2013			construct addition
11/8/2006	3561	ROOF		C				strip & re-roof dw
10/28/1999	1834	ROOF	9,900	C	4/14/2000			4/14/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	MEAS+INSPCTD	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
4/14/2000	MEAS/EXT INS	611	P MULHERN
4/3/1996	MEAS/EXT INS	606	J SMITH
11/7/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

