



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESANTIS TR JOSEPH M
Owner 2:	SOLOMON TR SHERYL R
Owner 3:	207 LINCOLN RD NOMINEE TRUST
Street 1:	207 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DESANTIS JOSEPH M -
Owner 2:	SOLOMON SHERYL R -
Street 1:	207 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.398 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
D				Topo		
s				Street	1	PAVED
t				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
101	ONE FAM		60909.8		SQUARE FE	PRIME SITE		0	6.78	1.219	R3									503,571						503,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	861,300		1.398	503,600	1,364,900	3023	0
Total Card							861,300
Total Parcel							861,300
Source: Market Adj Cost							Total Value per SQ unit /Card: 401.38 /Parcel: 401.38
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	861,300	0	1.398	503,600	1,364,900	1,364,900	Year End Roll	9/28/2017
2017	101	FV	850,700	0	1.398	475,300	1,326,000	1,326,000	Year End Roll	9/29/2016
2016	101	FV	815,200	0	1.398	461,200	1,276,400	1,276,400	Year End Roll	1/14/2016
2015	101	FV	792,800	0	1.398	427,100	1,219,900	1,219,900	Year End	10/2/2014
2014	101	FV	733,100	0	1.398	382,500	1,115,600	1,115,600	Year End Roll	1/23/2014
2013	101	FV	718,200	0	1.368	369,400	1,087,600	1,087,600	Year End Roll	10/25/2012
2012	101	FV	718,200	0	1.368	406,300	1,124,500	1,124,500	Year End	1/26/2012
2011	101	FV	733,100	0	1.368	413,000	1,146,100	1,146,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DESANTIS JOSEPH	1409-87		12/21/2011	FAMILY	100	No	No			
BUTLER STEPHEN	1228-96		10/11/2000		1000000	No	No			
COUNTRYSIDE BUI	1185-53		3/23/1998		747500	No	No			
SNELLING, EST.	1169-159		4/4/1997	CHD>SALE	275000	No	No		DOC. # 1028213	
	382-45		10/19/1945		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2015	6175	RENOVATI	23,802	C	3/15/2016			Remodel a bathroom
5/16/2013	5419	MANUAL	3,975	C				install a skylight
7/28/2010	4533	MANUAL	14,000	C				replace rotted woo
3/26/1997	1151-97	DEMOLITI	6,000	C	7/1/1997			
3/26/1997	1150-97	NEW HOME	275,000	C	7/16/1997			65% 2/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS/EXT INS	602	D TUCKER
7/16/1997	MEAS+INSPCTD	600	PA
4/2/1996	MEAS+INSPCTD	606	J SMITH
9/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.39830	Total SF/SM:	60909.95	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	503,571	Spl Credit:		Total:	503,600
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