



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PRINCE KAREN
Owner 2:	HACKER JEFFREY
Owner 3:	
Street 1:	211 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	GLEYSTEEEN JUDITH A -
Owner 2:	GLEYSTEEEN MARCUS -
Street 1:	211 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1948, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60983.2		SQUARE FE	PRIME SITE		0	6.78	1.218	R3									503,720						503,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	879,900	36,700	1.400	503,700	1,420,300
Total Card	879,900	36,700	1.400	503,700	1,420,300
Total Parcel	879,900	36,700	1.400	503,700	1,420,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.58	/Parcel: 424.58

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/13/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	879,900	36700	1.4	503,700	1,420,300	1,420,300	Year End Roll	9/28/2017
2017	101	FV	816,900	36700	1.4	475,500	1,329,100	1,329,100	Year End Roll	9/29/2016
2016	101	FV	796,000	36700	1.4	461,400	1,294,100	1,294,100	Year End Roll	1/14/2016
2015	101	FV	796,600	36700	1.4	427,200	1,260,500	1,260,500	Year End	10/2/2014
2014	101	FV	733,600	5000	1.4	382,600	1,121,200	1,121,200	Year End Roll	1/23/2014
2013	101	FV	719,900	5000	1.33	366,900	1,091,800	1,091,800	Year End Roll	10/25/2012
2012	101	FV	733,600	5000	1.33	403,600	1,142,200	1,142,200	Year End	1/26/2012
2011	101	FV	775,400	5000	1.33	410,200	1,190,600	1,190,600	Year End	2/10/2011

Parcel ID 172 16 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GLEYSTEEEN JUDIT	1307-80		8/30/2005		1410000	No	No	
GREEN, MARGOT P	1129-66		7/7/1994		392500	No	No	
MURRAY JOHN B	858-70		1/23/1975		74500	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLEYSTEEEN JUDIT	1307-80		8/30/2005		1410000	No	No			
GREEN, MARGOT P	1129-66		7/7/1994		392500	No	No			
MURRAY JOHN B	858-70		1/23/1975		74500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/12/2014	5743	SOLAR PA	13,600	C				Installation of ro
8/22/2013	5524	GARAGE	6,000	C	5/13/2014			construct 2 car de
8/22/2013	5523	RENO-ADD	340,000	C				add porch & mudroo
8/22/2013	5522	BARN	6,000	C	5/13/2014			demolish barn stru
2/20/2009	4126	MANUAL	1,000	C				
9/4/2001	2331	RENOVATI	160,000	C	6/29/2002			
5/6/1998	1405	WDK	1,400	C	6/6/1998			6/6/98 85%
9/15/1997	1271	RENO-ADD	30,000	C	3/3/1998			1271- RM KIT & BAT
7/23/1997	1239	RENOVATI	20,000	C	3/3/1998			3/3/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/19/2008	MEAS+INSPCTD	25	D ERSKINE
11/19/2005	MEAS+INSPCTD	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
6/6/1998	MEAS+INSPCTD	602	D TUCKER
7/20/1995	INSPECTED	600	PA
9/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.39998	Total SF/SM:	60983.13	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	503,720	Spl Credit:		Total:	503,700
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