



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINE TR LINDA K
Owner 2:	
Owner 3:	LINDA K PINE REVOCABLE TR 2006
Street 1:	215 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Pine - Linda K
Owner 2:	-
Street 1:	215 Lincoln Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.4 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2005, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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:						
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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									33,690						33,700	
101	ONE FAM		1.44		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									8,640						8,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,152,700		4.400	688,700	1,841,400		0
							GIS Ref
							GIS Ref
Total Card	1,152,700		4.400	688,700	1,841,400	Entered Lot Size	
Total Parcel	1,152,700		4.400	688,700	1,841,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	400.22	/Parcel:	400.22	Land Unit Type:	Insp Date
							04/03/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,152,700	0	4.4	688,700	1,841,400	1,841,400	Year End Roll	9/28/2017
2017	101	FV	1,032,200	0	4.4	682,300	1,714,500	1,714,500	Year End Roll	9/29/2016
2016	101	FV	998,300	0	4.4	663,900	1,662,200	1,662,200	Year End Roll	1/14/2016
2015	101	FV	971,900	0	4.4	617,500	1,589,400	1,589,400	Year End	10/2/2014
2014	101	FV	901,700	0	4.4	578,300	1,480,000	1,480,000	Year End Roll	1/23/2014
2013	101	FV	884,100	0	4.6	563,500	1,447,600	1,447,600	Year End Roll	10/25/2012
2012	101	FV	884,100	0	4.6	583,500	1,467,600	1,467,600	Year End	1/26/2012
2011	101	FV	901,700	0	4.6	601,900	1,503,600	1,503,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Pine,Linda K	1426-8		11/2/2012	FAMILY		1	No	No		
WILLIAMS KEVIN	1370-107		6/30/2009		1700000		No	No		
COUNTRYSIDE BUI	1304-96		7/19/2005		1675000		No	No		
GRAF JEANNETTE,	1283-55		4/21/2004	CHANGE IN US	500000		No	No		
	272-217		11/19/1936				0	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2004	2914	NEW HOME	465,000	C	6/26/2004			6/26/04 25%
4/16/2004	2884	MANUAL	465,000	C	6/26/2004			foundation (price
2/25/2004	2856	DEMOLITI		C	6/26/2004			demo house

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/19/2008	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	D VELUTTI
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/2/1996	MEAS/EXT INS	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

