



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ASLAM SHAKIL
Owner 2:	GONELLA ERICA A
Owner 3:	
Street 1:	227 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Bolton - Hugh
Owner 2:	St Lawrence - Leslie
Street 1:	227 Lincoln Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.507 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily WOOD SHING 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 Infru	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		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,020						4,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,455,700	1,700	2.507	650,400	2,107,800	z883	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		397.38	/Parcel:	397.38	Insp Date
						Land Unit Type:	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	1,455,700	1700	2.507	650,400	2,107,800	2,107,800	Year End Roll	9/28/2017
2017	101	FV	1,352,800	1700	2.507	644,000	1,998,500	1,998,500	Year End Roll	9/29/2016
2016	101	FV	1,319,200	1700	2.507	625,600	1,946,500	1,946,500	Year End Roll	1/14/2016
2015	101	FV	1,307,500	1700	2.507	579,200	1,888,400	1,888,400	Year End	10/2/2014
2014	101	FV	1,174,500	1700	2.507	540,000	1,716,200	1,716,200	Year End Roll	1/23/2014
2013	101	FV	1,151,400	1700	2.507	524,000	1,677,100	1,677,100	Year End Roll	10/25/2012
2012	101	FV	1,174,500	1700	2.51	471,200	1,647,400	1,647,400	Year End	1/26/2012
2011	101	FV	819,000	1700	2.51	486,900	1,307,600	1,307,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Bolton,Hugh	60602-7		11/29/2012		1600000	No	No			
CONNORS TRAVIS	54767-103		6/1/2010		1775000	No	No			
MINER BRIAN E,	48138-587		9/8/2006		1765000	No	No			
COURTCO LLC,	31768-316		8/30/2000		1275000	No	No			
BENNETT DORIS E	28731-468		6/16/1998	CHD>SALE	275000	No	No		ESTATE SALE	
BENNETT RICHARD	12182-117		4/4/1972		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2013	5400	MANUAL	700	C				Sheet metal work t
4/29/2013	5387	RENOVATI	20,000	C	5/13/2014			remodel bath & bmt
10/19/2001	2371	SHED	2,500	C	6/21/2002			
4/8/1999	1675	ADDITION	257,000	C	6/19/2000			6/19/00 90%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/19/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	M COLE
6/19/2000	MEAS+INSPCTD	611	P MULHERN
8/4/1999	MEAS+INSPCTD	600	PA
4/2/1996	MEAS+INSPCTD	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

