



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FROST TR ET AL OCTOBER CULLUM
Owner 2:	
Owner 3:	OCTOBER C FROST REVOCABLE TRST
Street 1:	233 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	FROST - OCTOBER CULLUM
Owner 2:	-
Street 1:	233 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) CONVENT'NL Building Built about 1864, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Influ	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	219,200	3,600	2.200	553,300	776,100
Total Card 219,200 3,600 2.200 553,300 776,100					
Total Parcel 219,200 3,600 2.200 553,300 776,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 270.42		/Parcel: 270.42	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	219,200	3600	2.2	553,300	776,100	776,100	Year End Roll	9/28/2017
2017	101	FV	209,100	3600	2.2	522,900	735,600	735,600	Year End Roll	9/29/2016
2016	101	FV	205,100	3600	2.2	507,700	716,400	716,400	Year End Roll	1/14/2016
2015	101	FV	197,000	3600	2.2	470,900	671,500	671,500	Year End	10/2/2014
2014	101	FV	187,600	3600	2.2	422,900	614,100	614,100	Year End Roll	1/23/2014
2013	101	FV	183,800	3600	2.01	405,200	592,600	592,600	Year End Roll	10/25/2012
2012	101	FV	144,400	3600	2.01	545,200	693,200	693,200	Year End	1/26/2012
2011	101	FV	148,900	3600	2.01	563,600	716,100	716,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FROST,OCTOBER C	68266-547		10/25/2016	FAMILY		1 No	No			
	10584-134		7/15/1964		17500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/16/2012	5001	RENOVATI	2,500	C				Construct new land
11/13/2006	3563	WDK	7,800	C	6/14/2007			Build 4 decks in f

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	B MORGAN
4/2/1996	MEAS+INSPCTD	606	J SMITH
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

