



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	JACOBS JESSICA HARTMAN
Owner 2:	JACOBS JOHN
Owner 3:	
Street 1:	26 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4511 Type:

PREVIOUS OWNER

Owner 1:	CELLUCCI - ELIZABETH H
Owner 2:	CELLUCCI - STEPHEN
Street 1:	26 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4511

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	8.08	1.524	R4									563,349						563,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	483,100	12,000	1.050	563,300	1,058,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 318.32						/Parcel: 318.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	483,100	12000	1.05	563,300	1,058,400	1,058,400	Year End Roll	9/28/2017
2017	101	FV	474,600	12000	1.05	557,800	1,044,400	1,044,400	Year End Roll	9/29/2016
2016	101	FV	358,900	12000	1.05	541,700	912,600	912,600	Year End Roll	1/14/2016
2015	101	FV	306,500	12000	1.05	501,300	819,800	819,800	Year End	10/2/2014
2014	101	FV	225,600	12000	1.05	467,100	704,700	704,700	Year End Roll	1/23/2014
2013	101	FV	220,700	12000	1.05	453,200	685,900	685,900	Year End Roll	10/25/2012
2012	101	FV	236,000	12000	1.05	470,600	718,600	718,600	Year End	1/26/2012
2011	101	FV	241,300	12000	1.05	486,700	740,000	740,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CELLUCCI,ELIZAB	61724-392		5/1/2013		854000	No	No			
THAYER HENRY/BR	15947-473		12/31/1984		210000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/14/2016	6367	SHEET MT	10,000	C				Sheet metal duct w
12/21/2015	6314			C				Amend #6232 which
10/5/2015	6232	RENOVATI		C				Amend permit #5905
3/3/2015	6019	MANUAL	19,000	C				Sheet metal work f
9/16/2014	5905	RENO-ADD	400,000	C	2/7/2017			Add family room, p
11/24/1998	1589	MANUAL	25,000	C	6/5/1999			4 season sunroom 6

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
3/20/2014	SALES INSP	618	G BOURGAULT
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	D VELUTTI
6/5/1999	MEAS/EXT INS	602	D TUCKER
5/31/1996	MEAS+INSPCTD	606	J SMITH
2/29/1996	ENTRY DENIED	606	J SMITH
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	563,349	Spl Credit		Total:	563,300
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