



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SNYDER ERIC P
Owner 2:	SNYDER BARBARA G
Owner 3:	
Street 1:	11 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Najarian - George K
Owner 2:	Najarian - Carolann S
Street 1:	700 New Hampshire Ave Nw#1202
Twn/City:	Washington
St/Prov:	DC Cntry
Postal:	20037-2407

NARRATIVE DESCRIPTION

This Parcel contains 1.53 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1972, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 2 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		66646		SQUARE FE	PRIME SITE		0	8.08	1.140	R4									614,030						614,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	874,400	12,000	1.530	614,000	1,500,400		0
							GIS Ref
							GIS Ref
Total Card	874,400	12,000	1.530	614,000	1,500,400	Entered Lot Size	
Total Parcel	874,400	12,000	1.530	614,000	1,500,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		205.47	/Parcel:	205.47	Insp Date
						Land Unit Type:	12/18/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	874,400	12000	1.53	614,000	1,500,400	1,500,400	Year End Roll	9/28/2017
2017	101	FV	820,400	12000	1.53	608,000	1,440,400	1,440,400	Year End Roll	9/29/2016
2016	101	FV	803,400	12000	1.53	590,500	1,405,900	1,405,900	Year End Roll	1/14/2016
2015	101	FV	780,900	12000	1.53	546,400	1,339,300	1,339,300	Year End	10/2/2014
2014	101	FV	720,900	12000	1.53	509,200	1,242,100	1,242,100	Year End Roll	1/23/2014
2013	101	FV	827,200	13200	1.53	494,000	1,334,400	1,334,400	Year End Roll	10/25/2012
2012	101	FV	827,200	13200	1.53	513,000	1,353,400	1,353,400	Year End	1/26/2012
2011	101	FV	845,300	13200	1.53	530,400	1,388,900	1,388,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Najarian, George	59413-177		6/29/2012		1290000	No	No			
NAJARIAN K GEOR	28410-327		4/6/1998	CONVENIENC		1	No	No		
NAJARIAN K GEOR	14537-582		2/12/1982	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/2016	6441	ROOF	2,950	C				Strip & replace ru
8/9/2000	2042	RENOVATI	25,000	C	6/25/2001			interior
5/19/1998	1423	ROOF	36,000	C	6/4/1998			100% 7/1/98

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2012	MEAS+INSPCTD	618	G BOURGAULT
7/7/2008	MEAS/EXT INS	25	D ERSKINE
6/25/2001	MEAS/EXT INS	613	M COLE
6/4/1998	MEAS/EXT INS	602	D TUCKER
1/29/1997	ABATE-INSPEC	600	PA
2/26/1996	ENTRY DENIED	606	J SMITH
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.52998	Total SF/SM:	66645.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	614,030	Spl Credit		Total:	614,000
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