



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KNOX WENDELL J
Owner 2:	KNOX LUCILE ALGERE
Owner 3:	
Street 1:	4 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3904 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.54 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2004, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 5 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		67082		SQUARE FE	PRIME SITE		0	8.08	1.135	R4									615,087						615,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,388,600	7,500	1.540	615,100	2,011,200		0
							GIS Ref
							GIS Ref
Total Card	1,388,600	7,500	1.540	615,100	2,011,200	Entered Lot Size	
Total Parcel	1,388,600	7,500	1.540	615,100	2,011,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 308.69		/Parcel: 308.69			Land Unit Type:	Insp Date 05/19/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,388,600	7500	1.54	615,100	2,011,200	2,011,200	Year End Roll	9/28/2017
2017	101	FV	1,243,700	7500	1.54	609,000	1,860,200	1,860,200	Year End Roll	9/29/2016
2016	101	FV	1,202,800	7500	1.54	591,500	1,801,800	1,801,800	Year End Roll	1/14/2016
2015	101	FV	1,171,300	7500	1.54	547,300	1,726,100	1,726,100	Year End	10/2/2014
2014	101	FV	1,018,500	7500	1.54	510,000	1,536,000	1,536,000	Year End Roll	1/23/2014
2013	101	FV	951,200	7500	1.54	494,800	1,453,500	1,453,500	Year End Roll	10/25/2012
2012	101	FV	944,400	7500	1.54	513,800	1,465,700	1,465,700	Year End	1/26/2012
2011	101	FV	963,700	7500	1.54	531,300	1,502,500	1,502,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER JAMES W	14050-306		8/29/1980		145900	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2012	5161	MANUAL	6,200	C				Sheet metal work
2/23/2012	4987	RENOVATI	120,000	C	5/20/2014			add new first floo
1/5/2012	4961	RENOVATI	85,000	C	6/19/2012			reno single family
10/5/2004	3059	MANUAL	324,700	C	5/21/2005			additional cost fo
9/20/2004	3038	FINISH B	33,000	C	5/21/2005			
12/15/2003	2835	NEW HOME	425,000	C	6/26/2004			6/26 60%
11/19/2003	2820	DEMOLITI		C	6/26/2004			home & pool

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/19/2012	PERMIT VISIT	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
6/26/2004	MEAS+INSPCTD	615	D VELUTTI
9/7/2001	ENTRY DENIED	615	D VELUTTI
2/29/1996	ENTRY DENIED	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

