



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
250		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	FOX DENIS M
Owner 2:	FOX VALERIE
Owner 3:	
Street 1:	250 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40075		SQUARE FE	PRIME SITE		0	4.54	1.697	R1									308,822						308,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	173,000	400	0.920	308,800	482,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				
247.76			247.76				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	173,000	400	.92	308,800	482,200	482,200	Year End Roll	9/28/2017
2017	101	FV	169,400	400	.92	308,800	478,600	478,600	Year End Roll	9/29/2016
2016	101	FV	169,400	400	.92	300,000	469,800	469,800	Year End Roll	1/14/2016
2015	101	FV	162,300	400	.92	238,100	400,800	400,800	Year End	10/2/2014
2014	101	FV	160,500	400	.92	228,600	389,500	389,500	Year End Roll	1/23/2014
2013	101	FV	156,900	400	.92	224,500	381,800	381,800	Year End Roll	10/25/2012
2012	101	FV	156,900	400	.92	279,700	437,000	437,000	Year End	1/26/2012
2011	101	FV	160,500	400	.92	284,300	445,200	445,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CECHONY, GERALD	24633-45		6/20/1994		253000	No	No			
MASON RICHARD	19231-194		7/29/1988		250000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/9/1996	MEAS/EXT INS	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	308,822	SpI Credit		Total:	308,800
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