



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LONG MEADOW RD, LINCOLN

OWNERSHIP

Owner 1:	PICKETT ANDREW C
Owner 2:	
Owner 3:	
Street 1:	12 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	PICKETT ROBERT C TR -
Owner 2:	PICKETT ANDREW C TR -
Street 1:	12 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This Parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		3	3578.80078		SQUARE FE		PRIME SITE	0	8.08	1.345	R4								582,355						582,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	580,700	15,400	1.230	582,400	1,178,500		0
							GIS Ref
							GIS Ref
Total Card	580,700	15,400	1.230	582,400	1,178,500	Entered Lot Size	
Total Parcel	580,700	15,400	1.230	582,400	1,178,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 276.67		/Parcel: 276.67			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	580,700	15400	1.23	582,400	1,178,500	1,178,500	Year End Roll	9/28/2017
2017	101	FV	571,600	15400	1.23	576,600	1,163,600	1,163,600	Year End Roll	9/29/2016
2016	101	FV	546,200	15400	1.23	560,000	1,121,600	1,121,600	Year End Roll	1/14/2016
2015	101	FV	532,700	15400	1.23	518,200	1,066,300	1,066,300	Year End	10/2/2014
2014	101	FV	496,800	15400	1.23	482,900	995,100	995,100	Year End Roll	1/23/2014
2013	101	FV	487,800	15400	1.23	468,500	971,700	971,700	Year End Roll	10/25/2012
2012	101	FV	487,800	15400	1.23	486,500	989,700	989,700	Year End	1/26/2012
2011	101	FV	504,700	15400	1.23	503,100	1,023,200	1,023,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKETT ROBERT	28084-196		1/16/1998	CONVENIENC		0	No	No		
PICKETT ROBERT	18538-466		9/14/1987	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/2015	6090	RENOVATI	40,000	C	3/15/2016			Renovate bathroom
3/31/2015	6043	SOLAR PA	8,000	C				Install solar pane
3/10/2011	4657	KITCHEN	22,000	C	7/5/2011			reno kit
7/17/2007	3726	ROOF		C				strip & re-roof ho
7/29/2002	2546	MANUAL	38,000	C	6/28/2003			rep deck & gazebo,
4/20/1993	216	GARAGE	15,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2011	MEAS/EXT INS	25	D ERSKINE
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	D VELUTTI
4/4/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
12/27/1993	PERMIT VISIT	600	PA
1/21/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.23000	Total SF/SM:	53578.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	582,355	Spl Credit		Total:	582,400
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