

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDING SUSAN SHELBY
Owner 2:	
Owner 3:	
Street 1:	7 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4809 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL 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 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		52272		SQUARE FE	PRIME SITE		0	8.08	1.371	R4									579,187						579,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	316,100		1.200	579,200	895,300		0
							GIS Ref
							GIS Ref
Total Card	316,100		1.200	579,200	895,300	Entered Lot Size	
Total Parcel	316,100		1.200	579,200	895,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 430.85		/Parcel: 430.85			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	316,100	0	1.2	579,200	895,300	895,300	Year End Roll	9/28/2017
2017	101	FV	303,600	0	1.2	573,500	877,100	877,100	Year End Roll	9/29/2016
2016	101	FV	293,800	0	1.2	557,000	850,800	850,800	Year End Roll	1/14/2016
2015	101	FV	291,100	0	1.2	515,400	806,500	806,500	Year End	10/2/2014
2014	101	FV	271,200	0	1.2	480,300	751,500	751,500	Year End Roll	1/23/2014
2013	101	FV	265,800	0	1.2	465,900	731,700	731,700	Year End Roll	10/25/2012
2012	101	FV	271,200	0	1.2	483,900	755,100	755,100	Year End	1/26/2012
2011	101	FV	276,500	0	1.2	500,300	776,800	776,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARDING, DOUGLA	27112-179		3/5/1997	CONVENIENC	100	No	No			
MANION DAVID R	13317-266		10/25/1977		87000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/14/2016	6593	RENOVATI	11,300	C	5/23/2017			Remodel a bathroom
5/12/2014	5742	SOLAR PA	15,000	C				Installation of ro
12/4/2012	5258	ROOF	21,736	C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	J SMITH
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

