



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	FARNY TR ETHEL H
Owner 2:	FARNY TR CALEB AND NATHANIEL
Owner 3:	ETHEL FARNY FAMILY 2017 TRUST
Street 1:	241 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	FARNY - ETHEL H
Owner 2:	-
Street 1:	241 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	130,500	800	1.897	542,800	674,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 227.98						/Parcel: 227.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	130,500	800	1.897	542,800	674,100	674,100	Year End Roll	9/28/2017
2017	101	FV	128,100	800	1.897	512,400	641,300	641,300	Year End Roll	9/29/2016
2016	101	FV	126,800	800	1.897	497,200	624,800	624,800	Year End Roll	1/14/2016
2015	101	FV	123,100	800	1.897	460,400	584,300	584,300	Year End	10/2/2014
2014	101	FV	113,200	800	1.897	412,400	526,400	526,400	Year End Roll	1/23/2014
2013	101	FV	110,700	800	1.997	401,000	512,500	512,500	Year End Roll	10/25/2012
2012	101	FV	110,700	800	2.	420,100	531,600	531,600	Year End	1/26/2012
2011	101	FV	113,200	800	2.	427,000	541,000	541,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARNY,ETHEL H	1512-75		7/26/2017	CONVENIENC	99	No	No			
FARNY,MICHAEL H	1512-74		7/26/2017	CONVENIENC	99	No	No			
CONLIN JAMES J	769-103		9/19/1968		28000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2011	4835	ROOF	7,500	C				strip a portion of
12/3/2009	4345	RENOVATI	9,800	C				replace 1 picture
6/5/2007	3697	SCREENPR	400	C	6/19/2008			13x16
10/29/2004	3078	MANUAL	700	C	5/28/2005			roof extension to
8/23/1999	1782	ROOF		C	4/14/2000			4/14/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	100	B MORGAN
5/28/2005	MEAS/EXT INS	615	D VELUTTI
4/14/2000	MEAS/EXT INS	611	P MULHERN
12/7/1999	ABATE-INSPEC	600	PA
4/2/1996	MEAS+INSPECTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

