

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAGHAVAN TR BADRI
Owner 2:	RAGHAVAN TR KELLY
Owner 3:	RAGHAVAN FAMILY TRUST
Street 1:	248 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RAGHAVAN - BADRI
Owner 2:	RAGHAVAN - KELLY
Street 1:	248 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		47480		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,254						476,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	361,300		1.090	476,300	837,600
Total Card		361,300	1.090	476,300	837,600
Total Parcel		361,300	1.090	476,300	837,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 357.58		/Parcel: 357.58	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

07/21/10
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	361,300	0	1.09	476,300	837,600	837,600	Year End Roll	9/28/2017
2017	101	FV	352,500	0	1.09	449,600	802,100	802,100	Year End Roll	9/29/2016
2016	101	FV	341,600	0	1.09	436,200	777,800	777,800	Year End Roll	1/14/2016
2015	101	FV	338,700	0	1.09	403,900	742,600	742,600	Year End	10/2/2014
2014	101	FV	318,500	0	1.09	361,800	680,300	680,300	Year End Roll	1/23/2014
2013	101	FV	312,700	0	1.09	351,200	663,900	663,900	Year End Roll	10/25/2012
2012	101	FV	318,500	0	1.09	386,300	704,800	704,800	Year End	1/26/2012
2011	101	FV	324,300	0	1.09	392,700	717,000	717,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RAGHAVAN,BADRI	69968-166		9/22/2017	CONVENIENC	10	No	No	
BLAIR JOSEPH M	49478-184		5/22/2007		880000	No	No	
BLAIR JOSEPH M,	47003-391		2/23/2006	CONVENIENC	1	No	No	
ROSE JAMES,	45620-229		7/15/2005		650000	No	No	
	10193-134		12/19/1962		31000	No	No	

TAX DISTRICT

177 3 0

PAT ACCT.

blakeley	375
----------	-----

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2012	5019	ROOF	4,000	C	7/5/2012			install solar pane
12/22/2006	3590	RENOVATI	10,000	C	5/25/2007			frame in deck for
7/21/2005	3235	RENOVATI	30,000	C	6/22/2006			kit, bath, heating

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS+INSPCTD	100	B MORGAN
6/22/2006	MEAS/EXT INS	50	J NOONE
11/19/2005	MEAS/EXT INS	615	D VELUTTI
5/7/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

