



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLEAN ALEXANDRA M
Owner 2:	O'REILLY PADRAIC M
Owner 3:	
Street 1:	256 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOYCE - JOSEPH S
Owner 2:	-
Street 1:	256A LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	468,281	SpI Credit	Total:	468,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprob

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	263,200	1,900	1.000	468,300	733,400		0
							GIS Ref
							GIS Ref
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card		263,200	1,900	1.000	468,300	733,400	
Total Parcel		263,200	1,900	1.000	468,300	733,400	
Source: Market Adj Cost		Total Value per SQ unit /Card: 268.14			/Parcel: 268.14		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	263,200	0	1.	468,300	731,500	731,500	Year End Roll	9/28/2017
2017	101	FV	260,400	0	1.	442,000	702,400	702,400	Year End Roll	9/29/2016
2016	101	FV	257,600	0	1.	428,900	686,500	686,500	Year End Roll	1/14/2016
2015	101	FV	252,000	0	1.	397,100	649,100	649,100	Year End	10/2/2014
2014	101	FV	240,800	0	1.	355,700	596,500	596,500	Year End Roll	1/23/2014
2013	101	FV	235,200	0	1.	345,300	580,500	580,500	Year End Roll	10/25/2012
2012	101	FV	235,200	0	1.	379,900	615,100	615,100	Year End	1/26/2012
2011	101	FV	257,900	0	1.	386,100	644,000	644,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYCE,JOSEPH S	70996-27		5/11/2018		830000	No	No			
HOAR NORMAN W,	36041-252		8/2/2002		715000	No	No			
LAROCHE MARGARE	21033-564		3/5/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2011	4925	MANUAL		C				install a Yotul 8

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
12/16/2003	MEAS/EXT INS	615	D VELUTTI
11/13/2000	ABATE-INSPEC	600	PA
4/2/1996	MEAS/EXT INS	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	115 17 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	15:36:44

LAST REV

Date	Time
06/08/18	14:52:57

blakeley  
378

