



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SNELLING TR CAROLYN R
Owner 2:	
Owner 3:	SNELLING REALTY TRUST
Street 1:	260 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

PREVIOUS OWNER

Owner 1:	SNELLING - CAROLYN R
Owner 2:	-
Street 1:	260 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

NARRATIVE DESCRIPTION

This Parcel contains .75 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1929, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		32670		SQUARE FE	PRIME SITE		0	6.78	2.014	R3									446,131						446,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	199,800	2,800	0.750	446,100	648,700	2310	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							10/21/11	
Total Card			199,800	2,800	0.750	446,100	648,700	Entered Lot Size
Total Parcel			199,800	2,800	0.750	446,100	648,700	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 362.81			/Parcel: 362.81	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	199,800	6800	.75	446,100	652,700	652,700	Year End Roll	9/28/2017
2017	101	FV	190,700	6800	.75	421,100	618,600	618,600	Year End Roll	9/29/2016
2016	101	FV	187,000	6800	.75	408,600	602,400	602,400	Year End Roll	1/14/2016
2015	101	FV	179,700	6800	.75	378,400	564,900	564,900	Year End	10/2/2014
2014	101	FV	177,900	6800	.75	338,900	523,600	523,600	Year End Roll	1/23/2014
2013	101	FV	174,300	6800	.75	329,000	510,100	510,100	Year End Roll	10/25/2012
2012	101	FV	174,300	7400	.75	361,900	543,600	543,600	Year End	1/26/2012
2011	101	FV	175,600	7400	.75	367,800	550,800	550,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SNELLING,CAROLY	57329-597		8/22/2011	FAMILY		1	No	No		
SNELLING CAROLY	57329-579		8/22/2011	FAMILY		1	No	No		
SNELLING CAROLY	37063-401		11/15/2002	CONVENIENC		1	No	No		
SNELLING CAROLY	37063-383		11/15/2002	CONVENIENC		1	No	No		
SNELLING CAROLY	30746-493		9/15/1999	CONVENIENC		1	No	No		
SNELLING CAROLY	29666-290		1/13/1999	CONVENIENC		1	No	No		
SNELLING CAROLY	28536-505		4/1/1998	CONVENIENC		1	No	No		
SNELLING NORMAN	21213-94		6/11/1991	FAMILY	75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6879	DEMOLITI	500	C				Demolish inground
10/11/1996	1064-96	MANUAL	8,000	C	5/24/1997			REPL POR

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	D VELUTTI
5/24/1997	MEAS/EXT INS	602	D TUCKER
4/2/1996	MEAS+INSPCTD	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

