

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUONOPANE PAUL J
Owner 2:	BUONOPANE MARY
Owner 3:	
Street 1:	262 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .75 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1929, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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
				t		
				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		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	192,400	3,400	0.750	446,100	641,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 274.55						/Parcel: 274.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	192,400	3400	.75	446,100	641,900	641,900	Year End Roll	9/28/2017
2017	101	FV	188,500	3400	.75	421,100	613,000	613,000	Year End Roll	9/29/2016
2016	101	FV	188,500	3400	.75	408,600	600,500	600,500	Year End Roll	1/14/2016
2015	101	FV	180,600	3400	.75	378,400	562,400	562,400	Year End	10/2/2014
2014	101	FV	178,600	3400	.75	338,900	520,900	520,900	Year End Roll	1/23/2014
2013	101	FV	174,700	3400	.75	329,000	507,100	507,100	Year End Roll	10/25/2012
2012	101	FV	171,100	2600	.75	361,900	535,600	535,600	Year End	1/26/2012
2011	101	FV	175,000	2600	.75	367,800	545,400	545,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUONOPANE PAUL	12332-133		1/19/1972	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS/EXT INS	615	D VELUTTI
4/2/1996	MEAS/EXT INS	606	J SMITH
12/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

