



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL BRUCE M
Owner 2:	
Owner 3:	
Street 1:	247 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		78257.6		SQUARE FE	PRIME SITE		0	6.78	1.016	R3									538,856						538,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	414,500	8,300	1.797	538,900	961,700
Total Card	414,500	8,300	1.797	538,900	961,700
Total Parcel	414,500	8,300	1.797	538,900	961,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		267.21	/Parcel: 267.21

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	414,500	8300	1.797	538,900	961,700	961,700	Year End Roll	9/28/2017
2017	101	FV	406,600	8300	1.797	508,700	923,600	923,600	Year End Roll	9/29/2016
2016	101	FV	398,700	8300	1.797	493,600	900,600	900,600	Year End Roll	1/14/2016
2015	101	FV	383,300	8300	1.797	457,000	848,600	848,600	Year End	10/2/2014
2014	101	FV	379,500	8300	1.797	409,300	797,100	797,100	Year End Roll	1/23/2014
2013	101	FV	371,800	8300	1.837	400,000	780,100	780,100	Year End Roll	10/25/2012
2012	101	FV	371,800	8300	1.84	430,400	810,500	810,500	Year End	1/26/2012
2011	101	FV	392,100	8300	1.84	437,400	837,800	837,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRAY DOROTHY G	866-115		9/5/1975		75000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2010	4459	RENOVATI	35,000	C	7/21/2010			kit reno & family
9/18/2003	2774	ROOF		C				
9/24/1997	1280	GARAGE	45,000	C	2/28/1998			ADD GARAGE, RM INT

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
2/28/1998	MEAS+INSPCTD	602	D TUCKER
4/2/1996	MEAS+INSPCTD	606	J SMITH
1/6/1994	INSPECTED	600	PA
1/8/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

