



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GERSTEIN DEBORAH A
Owner 2:	
Owner 3:	
Street 1:	255 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5103 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	146,100	2,700	2.000	547,300	696,100
Total Card	146,100	2,700	2.000	547,300	696,100
Total Parcel	146,100	2,700	2.000	547,300	696,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		574.34	/Parcel: 574.34

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

GIS Ref
GIS Ref
Insp Date
08/16/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	146,100	2700	2.	547,300	696,100	696,100	Year End Roll	9/28/2017
2017	101	FV	139,800	2700	2.	516,900	659,400	659,400	Year End Roll	9/29/2016
2016	101	FV	137,300	2700	2.	501,700	641,700	641,700	Year End Roll	1/14/2016
2015	101	FV	132,200	2700	2.	464,900	599,800	599,800	Year End	10/2/2014
2014	101	FV	130,600	2600	2.	416,900	550,100	550,100	Year End Roll	1/23/2014
2013	101	FV	128,100	2600	1.98	404,300	535,000	535,000	Year End Roll	10/25/2012
2012	101	FV	128,100	2600	1.98	444,300	575,000	575,000	Year End	1/26/2012
2011	101	FV	131,800	2600	1.98	451,500	585,900	585,900	Year End	2/10/2011

Parcel ID 177 39 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COOK DAVID K	13230-654		7/7/1977		67000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	15:37:29

LAST REV

Date	Time
02/02/16	11:18:19

USER DEFINED

Prior Id # 1:	115 24 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/21/2015	6058	WINDOWS	10,000	C				Replace windows on
4/23/2014	5724	RENOVATI	72,000	C	8/21/2014			Remodel two bedroo
7/3/2006	3468	RENOVATI	57,576	C				reno kitch includ.
6/2/2000	1986	WDK	3,600	C	6/15/2001			REPLACING STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	PERMIT VISIT	100	B MORGAN
6/15/2001	MEAS/EXT INS	613	M COLE
5/14/1996	MEAS+INSPCTD	606	J SMITH
4/2/1996	MEAS/EXT INS	606	J SMITH
8/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

