



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT MARK CHAPMAN		
Owner 2:			
Owner 3:			
Street 1:	259 LINCOLN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	ELLIOTT - WILLIAM G		
Owner 2:	ELLIOTT - PEGGY P		
Street 1:	259 LINCOLN RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1900, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									37,890						37,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	173,900	9,800	3.100	580,300	764,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 342.45						/Parcel: 342.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	173,900	9800	3.1	580,300	764,000	764,000	Year End Roll	9/28/2017
2017	101	FV	170,300	9800	3.1	549,900	730,000	730,000	Year End Roll	9/29/2016
2016	101	FV	170,300	9800	3.1	534,700	714,800	714,800	Year End Roll	1/14/2016
2015	101	FV	162,900	9800	3.1	497,900	670,600	670,600	Year End	10/2/2014
2014	101	FV	161,000	9800	3.1	449,900	620,700	620,700	Year End Roll	1/23/2014
2013	101	FV	157,300	9800	3.13	438,800	605,900	605,900	Year End Roll	10/25/2012
2012	101	FV	99,900	9800	3.13	578,800	688,500	688,500	Year End	1/26/2012
2011	101	FV	192,600	21700	3.13	597,200	811,500	811,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT, WILLIAM	57540-234		9/29/2011	FAMILY		1	No	No		
RICHARDSON FRED	56936-551		6/1/2011		650000	No	No			
RICHARDSON FRED	37023-299		11/13/2002	CONVENIENC		1	No	No		
RICHARDSON FRED	12807-437		6/4/1975	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2012	5211	ROOF		C				remove & re-roof 1
3/1/1996	901-96	ROOF	9,000	C	6/24/1996			
7/21/1993	291	RENOVATI	35,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2011	MEAS+INSPCTD	618	G BOURGAULT
7/26/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS+INSPCTD	606	J SMITH
12/27/1993	PERMIT VISIT	600	PA
7/1/1987	INSPECTED	601	PAUL MARSH

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

