

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WILLARCH RD, LINCOLN

OWNERSHIP

Owner 1:	HERR TR BETTY E
Owner 2:	
Owner 3:	RADIO REALTY TRUST
Street 1:	6 WILLARCH RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5105 Type:

PREVIOUS OWNER

Owner 1:	HOPENGARTEN - FREDRIC J
Owner 2:	HERR - BETTY E
Street 1:	6 WILLARCH RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5105

NARRATIVE DESCRIPTION

This Parcel contains 1.33 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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
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		57934.80078		SQUARE FE	PRIME SITE		0	6.78	1.267	R3									497,519						497,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	291,300	1,500	1.330	497,500	790,300
Total Card	291,300	1,500	1.330	497,500	790,300
Total Parcel	291,300	1,500	1.330	497,500	790,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		245.47	/Parcel: 245.47

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

GIS Ref
GIS Ref
Insp Date
08/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	291,300	1500	1.33	497,500	790,300	790,300	Year End Roll	9/28/2017
2017	101	FV	288,600	1500	1.33	469,600	759,700	759,700	Year End Roll	9/29/2016
2016	101	FV	286,000	1500	1.33	455,700	743,200	743,200	Year End Roll	1/14/2016
2015	101	FV	280,600	1500	1.33	421,900	704,000	704,000	Year End	10/2/2014
2014	101	FV	268,100	0	1.33	377,900	646,000	646,000	Year End Roll	1/23/2014
2013	101	FV	262,700	0	1.33	366,900	629,600	629,600	Year End Roll	10/25/2012
2012	101	FV	262,700	0	1.33	403,600	666,300	666,300	Year End	1/26/2012
2011	101	FV	270,700	0	1.33	410,200	680,900	680,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOPENGARTEN,FRE	66032-240		9/4/2015	CONVENIENC		1	No	No		
HOPENGARTEN FRE	18039-178		4/17/1987	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	15:38:08

LAST REV

Date	Time
10/01/15	09:13:21

USER DEFINED

Prior Id # 1:	115 3 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
1/26/2007	3610	RENOVATI	10,000	C				ceiling w/cath cei
7/11/1994	524-94	RENO-ADD	30,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH
12/22/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

