



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	DENORMANDIE PHILIP Y
Owner 2:	RATHBORNE ERNESTINE
Owner 3:	
Street 1:	12 MARSHALL ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02108-2405 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.467 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	Access
132	UNDEV		0.63		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,900						18,900	Unbuildable

Total AC/HA:	2.46655	Total SF/SM:	107442.92	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 3	Total:	561,300	SpI Credit		Total:	561,300
--------------	---------	--------------	-----------	-------------	----------	---------------	-----------	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.837	542,400	542,400		
132			0.630	18,900	18,900		
Total Card			2.467	561,300	561,300	Entered Lot Size	
Total Parcel			2.467	561,300	561,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	130	FV		0	2.467	561,300	561,300	561,300	Year End Roll	9/28/2017
2017	130	FV		0	2.467	530,900	530,900	530,900	Year End Roll	9/29/2016
2016	132	FV		0	3.97	68,000	68,000	68,000	Year End Roll	1/14/2016
2015	132	FV		0	3.97	68,000	68,000	68,000	Year End	10/2/2014
2014	132	FV		0	3.97	68,000	68,000	68,000	Year End Roll	1/23/2014
2013	132	FV		0	3.97	68,000	68,000	68,000	Year End Roll	10/25/2012
2012	132	FV		0	3.97	68,000	68,000	68,000	Year End	1/26/2012
2011	132	FV		0	3.97	68,000	68,000	68,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER RICHARD F	14011-190		7/17/1980	OTHER		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	116 21 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:	

PRINT

Date	Time
10/02/18	15:40:13

LAST REV

Date	Time
02/22/16	10:35:39

apro 413

