



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHU IRENE H
Owner 2:	DECHRISTOFARO CYNTHIA A
Owner 3:	
Street 1:	1 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5001 Type:

PREVIOUS OWNER

Owner 1:	CHU IRENE H -
Owner 2:	-
Street 1:	1 PINE RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5001

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Influ	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		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	475,700	12,400	1.870	543,400	1,031,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 221.62						/Parcel: 221.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	475,700	12400	1.87	543,400	1,031,500	1,031,500	Year End Roll	9/28/2017
2017	101	FV	454,900	12400	1.87	513,000	980,300	980,300	Year End Roll	9/29/2016
2016	101	FV	440,000	12400	1.87	497,800	950,200	950,200	Year End Roll	1/14/2016
2015	101	FV	423,700	12400	1.87	461,000	897,100	897,100	Year End	10/2/2014
2014	101	FV	403,900	12400	1.87	413,000	829,300	829,300	Year End Roll	1/23/2014
2013	101	FV	395,700	12400	1.93	402,800	810,900	810,900	Year End Roll	10/25/2012
2012	101	FV	292,800	12400	1.93	442,800	748,000	748,000	Year End	1/26/2012
2011	101	FV	301,600	12400	1.93	450,000	764,000	764,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHU IRENE H,	35131-101		3/27/2002	CONVENIENC		1	No	No		
KRUSE ALICE EST	19278-199		8/19/1988		285000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2017	6890	SOLAR PA	34,000	C				Install solar pane
7/14/2011	4793	RENO-ADD	250,000	C	6/8/2012			12x22 2story addit
10/25/2000	2116	ADDITION	150,000	C	6/25/2001			
1/24/1996	888-96	FINISH B	12,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/25/2001	MEAS+INSPCTD	613	M COLE
1/13/1996	ENTRY DENIED	607	D KEARLY
12/5/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	543,390	SpI Credit		Total:	543,400
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