

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

1424!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SYLVIA PAUL L
Owner 2:	SYLVIA CRAIG L
Owner 3:	SYLVIA MARK L
Street 1:	7 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5001 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40946.2		SQUARE FE	PRIME SITE		0	6.78	1.668	R3									462,965						463,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	252,900	1,300	0.940	463,000	717,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 365.17						/Parcel: 365.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	252,900	900	.94	463,000	716,800	716,800	Year End Roll	9/28/2017
2017	101	FV	246,800	900	.94	437,000	684,700	684,700	Year End Roll	9/29/2016
2016	101	FV	242,700	900	.94	424,000	667,600	667,600	Year End Roll	1/14/2016
2015	101	FV	240,600	900	.94	392,600	634,100	634,100	Year End	10/2/2014
2014	101	FV	226,300	900	.94	351,700	578,900	578,900	Year End Roll	1/23/2014
2013	101	FV	222,200	900	.92	340,100	563,200	563,200	Year End Roll	10/25/2012
2012	101	FV	226,300	900	.92	374,100	601,300	601,300	Year End	1/26/2012
2011	101	FV	230,400	900	.92	380,200	611,500	611,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SYLVIA LAWRENCE	15356-373		12/13/1983	FAMILY	160000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS/EXT INS	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
11/21/1995	MEAS+INSPCTD	607	D KEARLY
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.94000	Total SF/SM: 40946.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 462,965	Spl Credit	Total: 463,000
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