



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		UNDERWOOD CR, LINCOLN

OWNERSHIP

Owner 1:	MATOT GLENN E
Owner 2:	MATOT GAIL J
Owner 3:	
Street 1:	5 UNDERWOOD CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COTOIA ANTHONY J TR -
Owner 2:	COTOIA LUCY M TR -
Street 1:	263 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5103

NARRATIVE DESCRIPTION

This Parcel contains 1.309 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		
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		51461		SQUARE FE	PRIME SITE		0	8.08	1.388	R4									577,221						577,200	
101	ONE FAM		0.1275		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,825						3,800	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	587,300	2,200	1.309	581,000	1,170,500
Total Card	587,300	2,200	1.309	581,000	1,170,500
Total Parcel	587,300	2,200	1.309	581,000	1,170,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.96	/Parcel: 363.96

Legal Description	User Acct
3139, includes 1/4 right of way (177-34-0)	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/13/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	587,300	1100	1.309	581,000	1,169,400	1,169,400	Year End Roll	9/28/2017
2017	101	FV	573,200	1100	1.309	575,300	1,149,600	1,149,600	Year End Roll	9/29/2016
2016	101	FV	552,700	1100	1.309	558,900	1,112,700	1,112,700	Year End Roll	1/14/2016
2015	101	FV	548,000	1100	1.309	517,400	1,066,500	1,066,500	Year End	10/2/2014
2014	101	FV	515,600	1100	1.309	482,400	999,100	999,100	Year End Roll	1/23/2014
2013	101	FV	506,400	1100	1.181	464,300	971,800	971,800	Year End Roll	10/25/2012
2012	101	FV	515,600	1100	1.181	482,200	998,900	998,900	Year End	1/26/2012
2011	101	FV	542,400	1100	1.181	498,600	1,042,100	1,042,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COTOIA ANTHONY	31698-197		8/8/2000	CONVENIENC	99	Yes	No	
COTOIA, ANTHONY	26690-168		9/24/1996	CONVENIENC	1	Yes	No	
A.J. LANE CONST	12018-79		6/19/1971		15500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	1st PARCEL 117-1-0

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/24/1999	1849	NEW HOME	250,000	C	4/13/2002			6/27/00 35%, 7/6/

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
5/2/2003	ENTRY DENIED	615	D VELUTTI
4/13/2002	MEAS/EXT INS	613	M COLE
7/6/2001	MEAS/EXT INS	613	M COLE
6/27/2000	MEAS+INSPCTD	611	P MULHERN

Sign: VERIFICATION OF VISIT NOT DATA

