



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LINWAY RD, LINCOLN

OWNERSHIP

Owner 1:	DUTKEWYCH MARK Y
Owner 2:	FREEDMAN LISA A
Owner 3:	
Street 1:	15 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GREELEY JAMES M -
Owner 2:	GREELEY BERNICE C -
Street 1:	15 LINWAY RD PO BOX 32
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4811

NARRATIVE DESCRIPTION

This Parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		49222		SQUARE FE	PRIME SITE		0	6.78	1.438	R3									479,798						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	299,300		1.130	479,800	779,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 254.32						/Parcel: 254.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	299,300	0	1.13	479,800	779,100	779,100	Year End Roll	9/28/2017
2017	101	FV	296,300	0	1.13	452,900	749,200	749,200	Year End Roll	9/29/2016
2016	101	FV	290,200	0	1.13	439,500	729,700	729,700	Year End Roll	1/14/2016
2015	101	FV	276,000	0	1.13	406,900	682,900	682,900	Year End	10/2/2014
2014	101	FV	263,400	0	1.13	364,400	627,800	627,800	Year End Roll	1/23/2014
2013	101	FV	257,100	0	1.13	353,800	610,900	610,900	Year End Roll	10/25/2012
2012	101	FV	274,600	0	1.13	389,200	663,800	663,800	Year End	1/26/2012
2011	101	FV	284,900	0	1.13	395,600	680,500	680,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREELEY JAMES M	49691-546		6/28/2007		630000	No	No			
GREELEY JAMES	13488-375		7/13/1978	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/15/2015	5997	MANUAL	1,400	C				Sheet metal work t
11/19/2014	5961	RENOVATI	90,000	C	5/13/2015			Renovate bedroom a
8/6/2007	3742	RENOVATI	3,000	C	5/20/2008			cathedral exist c
7/23/2007	3729	RENOVATI	40,000	C	5/20/2008			remod kit,install

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
4/22/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS/EXT INS	100	B MORGAN
9/27/2001	M&L COMPLETE	613	M COLE
4/3/1996	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

