

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!432!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EVERITT JONATHAN
Owner 2:	EVERITT ELIZABETH BUTLER
Owner 3:	
Street 1:	7 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4811 Type:

PREVIOUS OWNER

Owner 1:	TANNERT TR - HERMAN MICHAEL
Owner 2:	HOPKINS TR - JOANNA
Street 1:	7 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4811

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		57499		SQUARE FE	PRIME SITE		0	6.78	1.274	R3									496,633						496,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	235,300		1.320	496,600	731,900
Total Card		235,300	1.320	496,600	731,900
Total Parcel		235,300	1.320	496,600	731,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 393.92		/Parcel: 393.92	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	235,300	0	1.32	496,600	731,900	731,900	Year End Roll	9/28/2017
2017	101	FV	228,500	0	1.32	468,800	697,300	697,300	Year End Roll	9/29/2016
2016	101	FV	224,400	0	1.32	454,900	679,300	679,300	Year End Roll	1/14/2016
2015	101	FV	222,400	0	1.32	421,200	643,600	643,600	Year End	10/2/2014
2014	101	FV	208,200	0	1.32	377,200	585,400	585,400	Year End Roll	1/23/2014
2013	101	FV	204,100	0	1.32	366,200	570,300	570,300	Year End Roll	10/25/2012
2012	101	FV	208,200	0	1.32	402,900	611,100	611,100	Year End	1/26/2012
2011	101	FV	212,300	0	1.32	409,500	621,800	621,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TANNERT TR,HERM	71174-368		6/18/2018		885000	No	No			
HOPKINS JOANNA,	50061-87		9/5/2007	FAMILY		1	No	No		
TANNERT, H. MIC	24474-567		4/22/1994	FAMILY		0	No	No		
LEWIS, DAWN C	14150-462		12/1/1980		141000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6990	ROOF	12,000	C				Strip & re-roof dw
8/6/1996	1020-96	MANUAL	6,800	C	5/24/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	INFO AT DOOR	4	JG
6/23/2008	MEAS+INSPCTD	25	D ERSKINE
9/27/2001	M&L COMPLETE	613	M COLE
5/24/1997	MEAS/EXT INS	602	D TUCKER
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.32000	Total SF/SM:	57499.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	496,633	Spl Credit		Total:	496,600
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