



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	SVENSON BENJAMIN
Owner 2:	
Owner 3:	
Street 1:	62 GROZIER RD
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	GALLITANO TR - ELEANOR M
Owner 2:	GALLITANO TR - ANDREA L
Street 1:	PO BOX 473
Twn/City:	BARRE
St/Prov:	VT Cntry
Postal:	05641 Type:

NARRATIVE DESCRIPTION

This Parcel contains 5.198 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		2.861		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									85,830						85,800	
101	ONE FAM		0.5		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,000						3,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,512,500		5.198	735,200	2,247,700	2376	0			
							GIS Ref			
							GIS Ref			
Total Card					1,512,500	5.198	735,200	2,247,700	Entered Lot Size	
Total Parcel					1,782,100	5.198	735,200	2,517,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 430.21			/Parcel: 408.61		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	1,782,100	0	5.198	735,200	2,517,300	2,517,300	Year End Roll	9/28/2017
2017	101	FV	1,660,100	0	5.07	725,000	2,385,100	2,385,100	Year End Roll	9/29/2016
2016	101	FV	1,631,000	0	5.07	706,600	2,337,600	2,337,600	Year End Roll	1/14/2016
2015	101	FV	1,593,500	0	5.07	660,200	2,253,700	2,253,700	Year End	10/2/2014
2014	101	FV	518,100	0	5.07	621,000	1,139,100	1,139,100	Year End Roll	1/23/2014
2013	101	FV	717,900	19000	5.07	605,000	1,341,900	1,341,900	Year End Roll	10/25/2012
2012	101	FV	717,900	19000	5.07	625,000	1,361,900	1,361,900	Year End	1/26/2012
2011	101	FV	734,000	19000	5.07	643,400	1,396,400	1,396,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GALLITANO TR,EL	57706-124		10/25/2011	MULTI-PARCEL	2018000	No	No			
GALLITANO ALPHO	57059-253		6/29/2011	FAMILY		1	No	No		
GALLITANO ELEAN	31862-381		8/3/2000	CONVENIENC		1	No	No		
JOSHUA'S WAY RE	22384-449		9/11/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/3/2017	6734	RENOVATI	79,357	O				Remodel a bathroom
8/6/2013	5504	MANUAL	4,000	C				sheet metal work f
9/19/2012	5166	GARAGE	347,000	C	8/14/2014			detached garage/st
9/19/2012	5165	NEW HOME	1,835,000	C	8/14/2014			single family hous
6/28/2012	5084	DEMOLITI	6,500	C	6/12/2013			demo detached gar
6/28/2012	5083	DEMOLITI	18,500	C	6/13/2013			demo single family
8/13/2008	4021	MANUAL	2,073	C				replace 2 windows
9/5/1996	1037-96	MANUAL	54,000	C	5/27/1997			SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
5/27/1997	MEAS+INSPCTD	602	D TUCKER
4/3/1996	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

