



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SALM MICHAEL V
Owner 2:	PATTON SUSAN E
Owner 3:	
Street 1:	236 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DUFFY KEVIN P -
Owner 2:	-
Street 1:	44 EATON RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This Parcel contains 5.3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily BRICK VNR Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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	7	PRIVATE WA
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	2	LIGHT

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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	5 total parcels
101	ONE FAM		3.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									103,890						103,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,533,200		5.300	750,300	2,283,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land: 5.84	
Source: Market Adj Cost			Total Value per SQ unit /Card: 282.01		/Parcel: 237.70	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	1,907,700	0	5.3	750,300	2,658,000	2,658,000	Year End Roll	9/28/2017
2017	101	FV	1,678,300	0	2.56	661,700	2,340,000	2,340,000	Year End Roll	9/29/2016
2016	101	FV	1,607,600	0	2.56	643,300	2,250,900	2,250,900	Year End Roll	1/14/2016
2015	101	FV	1,595,500	0	2.56	596,900	2,192,400	2,192,400	Year End	10/2/2014
2014	101	FV	1,510,400	0	2.56	557,700	2,068,100	2,068,100	Year End Roll	1/23/2014
2013	101	FV	1,486,100	0	2.56	541,700	2,027,800	2,027,800	Year End Roll	10/25/2012
2012	101	FV	1,510,400	0	2.56	561,700	2,072,100	2,072,100	Year End	1/26/2012
2011	101	FV	1,545,800	0	2.56	580,100	2,125,900	2,125,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUFFY KEVIN P,	47902-496		7/31/2006	MULTI-PARCEL	2187000	No	No			Sale included 5 parcels.
CAPIZZI CATHERI	41286-427		10/27/2003	FORECLOSURE	1200000	No	No			
CAPIZZI MICHAEL	19716-41		3/23/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2010	4586	MANUAL	47,600	C				install 6/3 kw sol
3/3/2010	4393	FINISH B	78,000	C	7/22/2010			fin bmt for gym an
5/8/2008	3938	BARN	325,000	C	7/22/2010			65' x 45' barn
2/4/2008	3882	RENOVATI	40,000	C	7/22/2010			front foyer,dining
6/25/2007	3718	SCREENPR		C	5/22/2008			construct screen p
5/10/2007	3674	RENOVATI	230,000	C	6/14/2007			ren mudroom,1/2bat
9/11/2006	3516	ROOF		C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2010	PERMIT VISIT	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
5/22/2008	PERMIT VISIT	100	B MORGAN
6/14/2007	MEAS/EXT INS	100	B MORGAN
6/23/2006	MEAS/EXT INS	615	D VELUTTI
4/3/1996	MEAS/EXT INS	606	J SMITH
12/5/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

