



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
79		OLD SUDBURY RD, LINCOLN

**OWNERSHIP**

Owner 1:	COFFIN MARGARET D
Owner 2:	BROWN MERRITT C
Owner 3:	
Street 1:	79 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	COFFIN STEWART T -
Owner 2:	-
Street 1:	C/O MARGARET COFFIN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

**NARRATIVE DESCRIPTION**

This Parcel contains 8.97 ACRES of land mainly classified as 017 with a(n) COLONIAL Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 8 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		71003		SQUARE FE	PRIME SITE		0	8.08	1.089	R4									624,591						624,600	
712	VEGTBLE		3		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90,000						2,874	
714	ORCHARD		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,000						958	Wetland
719	NURSERY		2.5		ACRES	AGRICULTURA		0	30,000.	1.000	R4									75,000						2,395	Cons Restr
722	NONPROD		0.84		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,200						34	

Total AC/HA:	8.97000	Total SF/SM:	390733.22	Parcel LUC:	017 017	Prime NB Desc	RES CAT 4	Total:	820,791	Spl Credit	189,939	Total:	630,861
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
	613,900	7,200	1.630	624,600	1,245,700	3014	0
712			3.000	2,874	2,874		GIS Ref
714			1.000	958	958		GIS Ref
719			2.500	2,395	2,395		GIS Ref
Total Card	613,900	7,200	8,970	630,861	1,251,961		Entered Lot Size
Total Parcel	613,900	7,200	8,970	630,861	1,251,961	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	236.40	/Parcel:	236.40	Land Unit Type:	07/21/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	613,900	7200	8.97	820,800	1,441,900	1,251,714	Year End Roll	9/28/2017
2017	017	FV	596,200	7200	8.97	814,600	1,418,000	1,228,365	Year End Roll	9/29/2016
2016	017	FV	575,900	7200	8.97	796,800	1,379,900	1,188,956	Year End Roll	1/14/2016
2015	017	FV	570,100	7200	8.97	752,000	1,329,300	1,138,356	Year End	10/2/2014
2014	017	FV	529,500	7200	8.97	714,100	1,250,800	1,059,856	Year End Roll	1/23/2014
2013	017	FV	517,900	7200	8.97	698,700	1,223,800	1,032,856	Year End Roll	10/25/2012
2012	017	FV	529,500	7200	8.97	718,000	1,254,700	1,063,657	Year End	1/26/2012
2011	017	FV	541,100	7200	8.97	740,360	1,288,660	1,093,115	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COFFIN STEWART	30917-133		11/30/1999	FAMILY	431500	No	No			
	10499-147		4/19/1964		37500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/27/2009	4233	GREENHOU	900	C				relocate existing
5/22/2009	4186	DEMOLITI	800	C	7/21/2010			demo equip part of
1/27/2009	4121	MANUAL		C				install 2 wood bur
10/24/2007	3798	GREENHOU	5,000	C				move existing gree
6/9/2006	3459	TEMPORAR		C				Erect 1 tent
8/18/2004	3008	RENO-ADD	360,000	C	7/21/2010			att Pillar Hse bld
8/29/2000	2063	APARTMEN	5,000	C	5/2/2003			6/01 on hold 4/02
12/15/1992	182	W/S FLUE		C	12/14/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	B MORGAN
5/28/2007	MEAS+INSPCTD	100	B MORGAN
6/17/2006	PERMIT VISIT	615	D VELUTTI
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
5/2/2003	MEAS/EXT INS	615	D VELUTTI
4/13/2002	MEAS/EXT INS	613	M COLE
9/29/2001	M&L COMPLETE	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

