



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRIMANIS TR MICHAEL P
Owner 2:	GRIMANIS TR MARY A
Owner 3:	
Street 1:	136 LINCOLN RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .04 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		0.04		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									240						200	Unbuildable

Total AC/HA:	0.04000	Total SF/SM:	1742.40	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 3	Total:	240	Spl Credit	Total:	200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.040	200	200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	.04	200	200	200	Year End Roll	9/28/2017
2017	132	FV		0	.04	200	200	200	Year End Roll	9/29/2016
2016	132	FV		0	.04	200	200	200	Year End Roll	1/14/2016
2015	132	FV		0	.04	200	200	200	Year End	10/2/2014
2014	132	FV		0	.04	200	200	200	Year End Roll	1/23/2014
2013	132	FV		0	.04	200	200	200	Year End Roll	10/25/2012
2012	132	FV		0	.04	200	200	200	Year End	1/26/2012
2011	132	FV		0	.04	200	200	200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRIMANIS, MICHA	24998-240		11/16/1994	FAMILY		0 No	No			MOSTLY IN WAYLAND
GRIMANIS MICHAEL	20908-116		12/10/1990	CONVENIENC		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	117 3 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	15:44:29

LAST REV

Date	Time
09/12/00	15:26:55
apro	
459	

