

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

1462!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOUYON PIERRE-GUY F
Owner 2:	YANG CELINE D
Owner 3:	
Street 1:	270 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COLEMAN - ANDREW M
Owner 2:	-
Street 1:	270 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	6.78	1.524	R3									472,711						472,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	232,700	400	1.050	472,700	705,800	
Total Card		232,700	400	1.050	472,700	705,800
Total Parcel		232,700	400	1.050	472,700	705,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		410.44	/Parcel: 410.44	

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	232,700	400	1.05	472,700	705,800	705,800	Year End Roll	9/28/2017
2017	101	FV	230,500	400	1.05	446,200	677,100	677,100	Year End Roll	9/29/2016
2016	101	FV	226,200	400	1.05	433,000	659,600	659,600	Year End Roll	1/14/2016
2015	101	FV	224,000	400	1.05	400,900	625,300	625,300	Year End	10/2/2014
2014	101	FV	194,300	400	1.05	359,100	553,800	553,800	Year End Roll	1/23/2014
2013	101	FV	187,600	400	1.05	348,600	536,600	536,600	Year End Roll	10/25/2012
2012	101	FV	193,900	400	1.05	383,500	577,800	577,800	Year End	1/26/2012
2011	101	FV	200,700	400	1.05	389,700	590,800	590,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COLEMAN,ANDREW	71393-112		7/30/2018		750000	No	No	
HAROIAN TR,HENR	58716-345		3/20/2012		604900	No	No	
HAROIAN HENRY A	58716-338		3/20/2012	FAMILY		1	No	No
HAROIAN HENRY/J	20444-576		3/23/1990	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLEMAN,ANDREW	71393-112		7/30/2018		750000	No	No			
HAROIAN TR,HENR	58716-345		3/20/2012		604900	No	No			
HAROIAN HENRY A	58716-338		3/20/2012	FAMILY		1	No	No		
HAROIAN HENRY/J	20444-576		3/23/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/15/2014	5632	RENOVATI	14,000	C	5/13/2014			kitchen and bath r
4/10/2012	5014	FENCE		C				install 5' high bl
9/1/1998	1511	ROOF		C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/6/1999	MEAS/EXT INS	602	D TUCKER
4/3/1996	MEAS/EXT INS	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	472,711	SpI Credit	Total:	472,700
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