



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CHAPMAN PAUL
Owner 2:	ROUSH KATRIN
Owner 3:	
Street 1:	30 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GOETEMANN - MARK D
Owner 2:	GOETEMANN - UNJU S
Street 1:	30 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65339.8		SQUARE FE	PRIME SITE		0	6.78	1.157	R3									512,581						512,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	594,500	5,700	1.500	512,600	1,112,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 271.41						/Parcel: 199.62	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	779,200	5700	1.5	512,600	1,297,500	1,297,500	Year End Roll	9/28/2017
2017	101	FV	767,600	5700	1.5	483,900	1,257,200	1,257,200	Year End Roll	9/29/2016
2016	101	FV	749,100	5700	1.5	469,500	1,224,300	1,224,300	Year End Roll	1/14/2016
2015	101	FV	712,300	5700	1.5	434,700	1,152,700	1,152,700	Year End	10/2/2014
2014	101	FV	756,400	5700	1.5	389,300	1,151,400	1,151,400	Year End Roll	1/23/2014
2013	101	FV	741,500	5700	1.62	385,900	1,133,100	1,133,100	Year End Roll	10/25/2012
2012	101	FV	741,500	5700	1.62	410,600	1,157,800	1,157,800	Year End	1/26/2012
2011	101	FV	790,900	5700	1.62	417,300	1,213,900	1,213,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOETEMANN,MARK	67882-496		8/25/2016	DIVORCE/ESTA	1425000	No	No			
MEADE WARREN E,	35426-281		5/7/2002		798000	No	No			
MEADE WARREN E,	35426-280		5/7/2002	CONVENIENC	100	No	No			
MEADE ELEANOR	22268-398		8/4/1992	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/5/2018	7122	SOLAR PA	11,586	O				Install solar pane
8/7/2017	6818	RENO-ADD	100,000	O				Renovate garage fo
7/21/2004	2984	RENO-ADD	180,000	C	7/27/2016			add to rear of hse

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
5/28/2007	MEAS+INSPCTD	100	B MORGAN
6/17/2006	MEAS/EXT INS	615	D VELUTTI
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
9/29/2001	M&L COMPLETE	615	D VELUTTI
4/11/1996	MEAS+INSPCTD	606	J SMITH
12/27/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

