



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
286		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	COHEN SCOTT N
Owner 2:	COHEN DORIAN T
Owner 3:	
Street 1:	286 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4306 Type:

PREVIOUS OWNER

Owner 1:	ANDRE - DAVID L
Owner 2:	ANTHONY - MARIE
Street 1:	286 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4306

NARRATIVE DESCRIPTION

This Parcel contains 1.59 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 4 Bdrms.

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
101	ONE FAM		69260		SQUARE FE	PRIME SITE		0	8.08	1.109	R4									620,366						620,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,090,000		1.590	620,400	1,710,400	2934	0
							GIS Ref
							GIS Ref
							Insp Date
							11/29/12
							Parcel ID
							179 36 0
Total Card	1,090,000		1.590	620,400	1,710,400	Entered Lot Size	
Total Parcel	1,090,000		1.590	620,400	1,710,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 365.93			/Parcel: 365.93		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	1,090,000	0	1.59	620,400	1,710,400	1,710,400	Year End Roll	9/28/2017
2017	101	FV	976,800	0	1.59	614,200	1,591,000	1,591,000	Year End Roll	9/29/2016
2016	101	FV	1,252,100	0	1.59	596,600	1,848,700	1,848,700	Year End Roll	1/14/2016
2015	101	FV	1,220,300	0	1.59	552,000	1,772,300	1,772,300	Year End	10/2/2014
2014	101	FV	1,135,800	0	1.59	514,400	1,650,200	1,650,200	Year End Roll	1/23/2014
2013	101	FV	1,183,500	0	1.59	499,100	1,682,600	1,682,600	Year End Roll	10/25/2012
2012	101	FV	1,183,500	0	1.59	549,000	1,732,500	1,732,500	Year End	1/26/2012
2011	101	FV	1,251,900	0	1.59	557,900	1,809,800	1,809,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDRE,DAVID L	64899-314		2/11/2015		1630000	No	No			
Andre,David L	60236-4		10/12/2012	FAMILY		1	No	No		
Andre,Rebecca W	59512-25		7/13/2012	DIVORCE/ESTA		1	No	No		
ANDRE REBECCA W	38567-242		3/28/2003	CONVENIENC		10	No	No		
STOVALL SIA LIS	30372-008		6/25/1999		1425000	No	No			
LISS SIA,	28796-484		6/4/1998	CONVENIENC		1	No	No		
S. GREAT RD. LM	21905-34		4/1/1992		831667	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/8/2000	MEAS+INSPCTD	600	PA
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/9/1996	MEAS/EXT INS	606	J SMITH
5/23/1994	FIELDREV CHG	600	PA
1/6/1994	INFO BY PHON	600	PA
12/14/1993	INSPECTED	601	PAUL MARSH
1/12/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

