



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NELSON DANIEL A
Owner 2:	NELSON MEGAN KATE
Owner 3:	
Street 1:	300 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COUNTRYSIDE BLDG DEVEL CORP -
Owner 2:	-
Street 1:	188 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2009, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	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		49223		SQUARE FE	PRIME SITE		0	6.78	1.438	R3									479,800						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	850,500		1.130	479,800	1,330,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		308.26	/Parcel:	308.26	Insp Date
						Land Unit Type:	05/21/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	850,500	0	1.13	479,800	1,330,300	1,330,300	Year End Roll	9/28/2017
2017	101	FV	766,900	0	1.13	452,900	1,219,800	1,219,800	Year End Roll	9/29/2016
2016	101	FV	748,200	0	1.13	439,500	1,187,700	1,187,700	Year End Roll	1/14/2016
2015	101	FV	740,400	0	1.13	406,900	1,147,300	1,147,300	Year End	10/2/2014
2014	101	FV	724,800	0	1.13	364,400	1,089,200	1,089,200	Year End Roll	1/23/2014
2013	101	FV	709,200	0	1.13	353,800	1,063,000	1,063,000	Year End Roll	10/25/2012
2012	101	FV	771,600	0	1.13	389,200	1,160,800	1,160,800	Year End	1/26/2012
2011	101	FV	802,700	0	1.13	395,600	1,198,300	1,198,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTRYSIDE BLD	52945-76		6/8/2009		1250000	No	No			
DIGIOVANNI JAME	51284-430		6/9/2008	MULTI-PARCEL	775000	No	No			
DIGIOVANNI GUY	22787-348		12/31/1992	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2017	6731	MANUAL	4,500	C				Reconstruct landin
10/10/2008	4067	FINISH B	20,000	C	5/21/2009			playroom/office in
6/30/2008	3981	NEW HOME	465,900	C	5/21/2009			
6/10/2008	3963	DEMOLITI		C	5/21/2009			demo dwelling,gar&
10/11/2000	2105	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2009	MEAS+INSPCTD	100	B MORGAN
3/30/2002	MEAS/EXT INS	615	D VELUTTI
8/16/1994	MEAS+INSPCTD	185	CHRIS KEEFE
9/11/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.13000	Total SF/SM:	49222.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	479,800	Spl Credit		Total:	479,800
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