



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PESKIN BARBARA
Owner 2:	PESKIN TRUSTEE BARBARA
Owner 3:	CAROL G PESKIN IRR SP NEEDS TR
Street 1:	299 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Wallace - David A
Owner 2:	-
Street 1:	15 Hilltop Rd
Twn/City:	Sudbury
St/Prov:	MA Cntry
Postal:	01776-1709

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40075		SQUARE FE	PRIME SITE		0	4.54	1.697	R1									308,822						308,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	97,200	500	0.920	308,800	406,500	2449	0
							GIS Ref
							GIS Ref
							Insp Date
							05/01/17
Total Card		97,200	500	0.920	308,800	406,500	Entered Lot Size
Total Parcel		97,200	500	0.920	308,800	406,500	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 393.90			/Parcel: 393.90	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	97,200	500	.92	308,800	406,500	406,500	Year End Roll	9/28/2017
2017	101	FV	96,300	500	.92	308,800	405,600	405,600	Year End Roll	9/29/2016
2016	101	FV	95,300	500	.92	405,400	501,200	501,200	Year End Roll	1/14/2016
2015	101	FV	93,400	500	.92	343,500	437,400	437,400	Year End	10/2/2014
2014	101	FV	89,700	500	.92	308,100	398,300	398,300	Year End Roll	1/23/2014
2013	101	FV	87,800	500	.92	299,300	387,600	387,600	Year End Roll	10/25/2012
2012	101	FV	87,800	500	.92	272,100	360,400	360,400	Year End	1/26/2012
2011	101	FV	90,600	500	.92	275,500	366,600	366,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Wallace,David A	59386-509		6/27/2012	CONVENIENC	0	No	No			
Peskin,Barbara	59386-507		6/27/2012	CONVENIENC	0	No	No			
PESKIN BARBARA,	50714-385		2/13/2008	FAMILY	100	No	No			
NUGENT JAMES G,	30079-227		4/15/1999		270000	No	No			
MOREY RUTH	22879-186		2/1/1993	CHD>SALE	186500	No	No			DED.\$7000 FOR SEPTIC

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
5/3/2000	MEAS+INSPCTD	600	PA
4/9/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
5/23/1994	FIELDREV CHG	600	PA
12/28/1993	INSPECTED	600	PA
4/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

