

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HANANIA BARBARA M		
Owner 2:			
Owner 3:			
Street 1:	297 SOUTH GREAT RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4304		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains .97 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, 1 HalfBaths, 0 3/4 Baths, 6 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:				Topo		
D				Street	1	PAVED
s				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		42253.19922		SQUARE FE	PRIME SITE		0	4.54	1.625	R1									311,789						311,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	101,300	200	0.970	311,800	413,300
Total Card	101,300	200	0.970	311,800	413,300
Total Parcel	101,300	200	0.970	311,800	413,300
Source:	Market Adj Cost		Total Value per SQ unit /Card:		382.69
			/Parcel:		382.69

Legal Description	User Acct
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	101,300	200	.97	311,800	413,300	413,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	.97	311,800	412,300	412,300	Year End Roll	9/29/2016
2016	101	FV	15,500	200	.97	409,300	425,000	425,000	Year End Roll	1/14/2016
2015	101	FV	13,600	200	.97	346,800	360,600	360,600	Year End	10/2/2014
2014	101	FV	9,700	200	.97	311,100	321,000	321,000	Year End Roll	1/23/2014
2013	101	FV	35,200	200	.97	302,200	337,600	337,600	Year End Roll	10/25/2012
2012	101	FV	35,200	200	.97	274,700	310,100	310,100	Year End	1/26/2012
2011	101	FV	94,500	200	.97	278,100	372,800	372,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIDEON TOEPLITZ	14775-342		11/2/1982		92000	No	No			

TAX DISTRICT

PAT ACCT.

Parcel ID 179 4 0

Date	Time
10/02/18	15:50:50
Date	Time
01/21/16	10:38:44
apro	
520	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/1997	1207	ROOF		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2010	MEAS+INSPCTD	100	B MORGAN
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS/EXT INS	602	D TUCKER
5/14/1996	MEAS+INSPCTD	606	J SMITH
4/8/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

