

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	137,000	17,800	0.270	270,300	425,100	3633
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 265.19						/Parcel: 265.19

User Acct
0
GIS Ref
GIS Ref
Insp Date
03/29/18

OWNERSHIP

Owner 1:	HUYNH CUONG THIEU
Owner 2:	LO LYDIA
Owner 3:	
Street 1:	275 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 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	137,000	17800	.27	270,300	425,100	425,100	Year End Roll	9/28/2017
2017	101	FV	130,300	17800	.27	270,300	418,400	418,400	Year End Roll	9/29/2016
2016	101	FV	127,600	17800	.27	262,500	407,900	407,900	Year End Roll	1/14/2016
2015	101	FV	122,200	17800	.27	208,300	348,300	348,300	Year End	10/2/2014
2014	101	FV	120,900	17800	.27	200,000	338,700	338,700	Year End Roll	1/23/2014
2013	101	FV	118,200	17800	.25	195,600	331,600	331,600	Year End Roll	10/25/2012
2012	101	FV	118,200	17800	.25	189,700	325,700	325,700	Year End	1/26/2012
2011	101	FV	122,200	17800	.25	192,000	332,000	332,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:51:31

LAST REV

Date	Time
03/30/18	11:27:48

USER DEFINED

Prior Id # 1:	119 5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PREVIOUS OWNER

Owner 1:	HUYNH CUONG THIEU -
Owner 2:	-
Street 1:	275 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUYNH CUONG THI	32916-81		5/23/2001	CONVENIENC		1	No	No		
NICKERSON BRUCE	31246-112		3/15/2000		228000	No	No			
DESMOND KENNETH	14243-453		3/24/1981		115000	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION  
 This Parcel contains .27 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1928, Having Primarily ALUMINUM 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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2004	3046	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
12/1/2008	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L EXTERIOR	615	D VELUTTI
8/16/1994	MEAS/EXT INS	185	CHRIS KEEFE
8/1/1987	INSPECTED	601	PAUL MARSH

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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		11761.2		SQUARE FE	PRIME SITE		0	4.54	5.061	R1									270,259						270,300	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.27000	Total SF/SM:	11761.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	270,259	Spl Credit:		Total:	270,300
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