

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TALLETT ALEXANDER
Owner 2:	
Owner 3:	
Street 1:	285 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	NEUHAUS - EDMUND
Owner 2:	TORRES - ELIZABETH C
Street 1:	285 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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		47044		SQUARE FE	PRIME SITE		0	4.54	1.490	R1									318,314						318,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	165,000	7,500	1.080	318,300	490,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 351.07						/Parcel: 351.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	165,000	7500	1.08	318,300	490,800	490,800	Year End Roll	9/28/2017
2017	101	FV	163,300	7500	1.08	318,300	489,100	489,100	Year End Roll	9/29/2016
2016	101	FV	161,700	7500	1.08	309,200	478,400	478,400	Year End Roll	1/14/2016
2015	101	FV	158,400	7500	1.08	245,400	411,300	411,300	Year End	10/2/2014
2014	101	FV	151,700	7500	1.08	235,600	394,800	394,800	Year End Roll	1/23/2014
2013	101	FV	148,400	7500	1.08	231,400	387,300	387,300	Year End Roll	10/25/2012
2012	101	FV	148,400	7500	1.08	220,000	375,900	375,900	Year End	1/26/2012
2011	101	FV	158,000	7800	1.08	222,800	388,600	388,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEUHAUS,EDMUND	71562-378		8/31/2018		640000	No	No			
NEUHAUS,EDMUND	61419-301		3/18/2013	FAMILY	100	No	No			
ROY, EUGENE U.	24737-569		7/28/1994		180000	No	No			
NANCY C. ROY	12950-644		3/1/1976	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/5/2018	6996	BATH	10,000	O	4/12/2018			Remodel a bathroom
6/24/2004	2957	RENOVATI	12,000	C	6/4/2005			ren porch fl, rep
12/1/2003	2824	MANUAL	14,600	C	6/26/2004			new bathroom
9/25/2003	2777	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/8/1996	MEAS/EXT INS	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.07998	Total SF/SM:	47043.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	318,314	SpI Credit		Total:	318,300
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