



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WARBLER SPRINGS RD, LINCOLN

OWNERSHIP

Owner 1:	GHAFFARI MAHMOOD REZA
Owner 2:	GHAFFARI ROUDABEH
Owner 3:	
Street 1:	22 WARBLER SPRINGS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4318 Type:

PREVIOUS OWNER

Owner 1:	KOHLI GURMANDER S -
Owner 2:	-
Street 1:	22 WARBLER SPRINGS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4318

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 17 Rooms, and 7 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	1,470,300	18,100	1.840	796,900	2,285,300	
Total Card		1,470,300	18,100	1.840	796,900	2,285,300
Total Parcel		1,470,300	18,100	1.840	796,900	2,285,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		229.66	/Parcel: 229.66	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	1,470,300	18100	1.84	796,900	2,285,300	2,285,300	Year End Roll	9/28/2017
2017	101	FV	1,383,000	18100	1.84	796,900	2,198,000	2,198,000	Year End Roll	9/29/2016
2016	101	FV	1,355,600	18100	1.84	744,900	2,118,600	2,118,600	Year End Roll	1/14/2016
2015	101	FV	1,319,600	18100	1.84	689,700	2,027,400	2,027,400	Year End	10/2/2014
2014	101	FV	1,223,600	18100	1.84	680,100	1,921,800	1,921,800	Year End Roll	1/23/2014
2013	101	FV	1,199,500	18100	1.84	660,100	1,877,700	1,877,700	Year End Roll	10/25/2012
2012	101	FV	1,123,900	18100	1.84	680,100	1,822,100	1,822,100	Year End	1/26/2012
2011	101	FV	1,147,000	18100	1.84	726,500	1,891,600	1,891,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOHLI GURMANDER	41545-288		12/2/2003	BANKRUPTCY	2100000	No	No			
KOHLI GURMANDER	37610-3		1/8/2003	CONVENIENC		1	No	No		
KOHLI GURMANDER	29227-106		10/16/1998	CONVENIENC		1	No	No		
KOHLI, GURMANDE	25544-131		8/4/1995	CONVENIENC		0	No	No		
F.D.I.C.	23238-034		5/27/1993	FORECLOSURE	900000	No	No			BOUGHT AFTER FORECL.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2014	5715	RENOVATI	18,000	C	5/18/2015			Remodel kitchen
8/26/1993	328	FISH PON	15,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
6/14/2005	MEAS+INSPCTD	600	PA
12/15/1995	ENTRY DENIED	606	J SMITH
6/27/1994	FIELDREV CHG	600	PA
12/28/1993	PERMIT VISIT	600	PA
12/19/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

