



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FARAHMAND ARYA
Owner 2:	FARRAHI SHIRIN
Owner 3:	
Street 1:	14 WARBLER SPRINGS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4318 Type:

**PREVIOUS OWNER**

Owner 1:	SOUKUP MARK A -
Owner 2:	SOUKUP KIMBERLY ANN -
Street 1:	14 WARBLER SPRINGS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4318

**NARRATIVE DESCRIPTION**

This Parcel contains 2.769 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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		0.893		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,358						5,400	Wetland
101	ONE FAM		0.039		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,170						1,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	523,300		2.769	803,400	1,326,700	2564	0
							GIS Ref
							GIS Ref
							Insp Date
							03/06/18
Total Card			523,300	2.769	803,400	1,326,700	Entered Lot Size
Total Parcel			523,300	2.769	803,400	1,326,700	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 293.00		/Parcel: 293.00	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	523,300	0	2.769	803,400	1,326,700	1,326,700	Year End Roll	9/28/2017
2017	101	FV	508,800	0	2.769	803,400	1,312,200	1,312,200	Year End Roll	9/29/2016
2016	101	FV	491,800	0	2.769	751,400	1,243,200	1,243,200	Year End Roll	1/14/2016
2015	101	FV	487,000	0	2.769	696,200	1,183,200	1,183,200	Year End	10/2/2014
2014	101	FV	453,600	0	2.769	686,600	1,140,200	1,140,200	Year End Roll	1/23/2014
2013	101	FV	444,100	0	2.769	666,600	1,110,700	1,110,700	Year End Roll	10/25/2012
2012	101	FV	453,600	0	2.769	686,600	1,140,200	1,140,200	Year End	1/26/2012
2011	101	FV	459,800	0	2.769	733,000	1,192,800	1,192,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUKUP MARK A,	51633-534		8/29/2008	MULTI-PARCEL	1260000	No	No			
STOIBER WOLFGAN	30313-130		6/18/1999	PARTIAL INTR	1007500	No	No			
OMANSKY, LEON M	26991-222		1/15/1997		775000	No	No			2ND PAR 124-16-181
WARBLER SPRINGS	22949-162		3/1/1993	CHANGE IN US	217500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/11/2018	7128	SOLAR PA	6,000	C				Install solar pane
6/12/2009	4209	WDK	4,000	C				repair existing de
3/4/1998	1348	FINISH B	18,000	C	6/2/1998			100% 6/2/98
1/25/1993	194	NEW HOME	220,000	C	1/3/1994			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/6/2008	MEAS+INSPCTD	100	B MORGAN
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1998	MEAS+INSPCTD	602	D TUCKER
12/15/1995	ENTRY DENIED	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA
1/3/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

