



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HILL JR ROBERT F
Owner 2:	
Owner 3:	
Street 1:	19 WARBLER SPRINGS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	UMBRO TR - PAUL N
Owner 2:	UMBRO TR - DIANE C
Street 1:	19 WARBLER SPRINGS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infl	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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	600,200		2.860	803,500	1,403,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		280.04	/Parcel:	280.04	Insp Date
							10/07/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	600,200	0	2.86	803,500	1,403,700	1,403,700	Year End Roll	9/28/2017
2017	101	FV	590,000	0	2.86	803,500	1,393,500	1,393,500	Year End Roll	9/29/2016
2016	101	FV	638,000	0	2.86	751,500	1,389,500	1,389,500	Year End Roll	1/14/2016
2015	101	FV	621,100	0	2.86	696,300	1,317,400	1,317,400	Year End	10/2/2014
2014	101	FV	575,900	0	2.86	686,700	1,262,600	1,262,600	Year End Roll	1/23/2014
2013	101	FV	564,700	0	2.86	666,700	1,231,400	1,231,400	Year End Roll	10/25/2012
2012	101	FV	563,800	0	2.86	686,700	1,250,500	1,250,500	Year End	1/26/2012
2011	101	FV	594,300	0	2.86	733,100	1,327,400	1,327,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
UMBRO TR,PAUL N	65839-481		7/31/2015		1300000	No	No			
UMBRO PAUL N T	56681-164		4/1/2011	FAMILY		1	No	No		
PAUL + DIANE UM	22688-462		12/4/1992	FAMILY		1	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2018	7047	KITCHEN	80,000	O				Remodel kitchen
9/11/2014	5897	ROOF	23,000	C				
1/8/2004	2842	FINISH B	25,000	C	6/26/2004			2 rec rms, bath, b

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2011	MEAS/EXT INS	25	D ERSKINE
5/15/2005	MEAS+INSPCTD	615	D VELUTTI
4/15/2005	M&L COMPLETE	615	D VELUTTI
6/26/2004	ENTRY DENIED	615	D VELUTTI
12/15/1995	MEAS+INSPCTD	607	D KEARLY
1/10/1994	FIELDREV CHG	600	PA
1/5/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

