



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIESING III WILLIAM E
Owner 2:	SCHOENIG-DIESING CLAUDIA K
Owner 3:	
Street 1:	23 WARBLER SPRINGS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4319 Type:

PREVIOUS OWNER

Owner 1:	ROSE - JACOB M
Owner 2:	ROSE - ANNA M
Street 1:	23 WARBLER SPRINGS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4319

NARRATIVE DESCRIPTION

This Parcel contains 3.02 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, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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		0.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									2,490						2,500	
101	ONE FAM		1.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,600						6,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	717,300	1,900	3.020	805,900	1,525,100	2550	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		270.94	/Parcel:	270.94	Insp Date
							06/30/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	717,300	1900	3.02	805,900	1,525,100	1,525,100	Year End Roll	9/28/2017
2017	101	FV	700,400	1900	3.02	805,900	1,508,200	1,508,200	Year End Roll	9/29/2016
2016	101	FV	679,100	1900	3.02	753,900	1,434,900	1,434,900	Year End Roll	1/14/2016
2015	101	FV	733,300	1900	3.02	698,700	1,433,900	1,433,900	Year End	10/2/2014
2014	101	FV	696,000	1900	3.02	689,100	1,387,000	1,387,000	Year End Roll	1/23/2014
2013	101	FV	683,800	1900	3.02	669,100	1,354,800	1,354,800	Year End Roll	10/25/2012
2012	101	FV	696,000	1900	3.02	689,100	1,387,000	1,387,000	Year End	1/26/2012
2011	101	FV	731,900	1900	3.02	735,500	1,469,300	1,469,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSE,JACOB M	65553-531		6/16/2015		1525000	No	No			
DOYLE,DANIEL K	63432-463		3/31/2014		1372000	No	No			
AGRAWAL SUBHASH	29702-364		8/27/1998		1100000	No	No			
WARBLER SPRINGS	22219-87		7/17/1992		230000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/23/2014	5789	ROOF	36,000	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	SALES INSP	618	G BOURGAULT
6/30/2008	MEAS/EXT INS	25	D ERSKINE
5/15/1996	MEAS+INSPCTD	606	J SMITH
12/15/1995	ENTRY DENIED	606	J SMITH
6/20/1994	FIELDREV CHG	600	PA
2/2/1994	FIELDREV CHG	600	PA
1/5/1994	LEFT NOTICE	600	PA
1/21/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.01955	Total SF/SM:	131531.61	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	805,890	Spl Credit		Total:	805,900
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