



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSENBLATT MICHAEL S
Owner 2:	ROBERTS PATRICIA L
Owner 3:	
Street 1:	334 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4303 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.68 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1996, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.843		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									55,290						55,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	973,400		3.680	597,700	1,571,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 364.86						/Parcel: 364.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	973,400	0	3.68	597,700	1,571,100	1,571,100	Year End Roll	9/28/2017
2017	101	FV	871,800	0	3.68	567,300	1,439,100	1,439,100	Year End Roll	9/29/2016
2016	101	FV	843,200	0	3.68	552,100	1,395,300	1,395,300	Year End Roll	1/14/2016
2015	101	FV	821,100	0	3.68	515,300	1,336,400	1,336,400	Year End	10/2/2014
2014	101	FV	762,300	0	3.68	467,300	1,229,600	1,229,600	Year End Roll	1/23/2014
2013	101	FV	747,600	0	3.68	455,300	1,202,900	1,202,900	Year End Roll	10/25/2012
2012	101	FV	747,600	0	3.68	495,300	1,242,900	1,242,900	Year End	1/26/2012
2011	101	FV	762,300	0	3.68	502,500	1,264,800	1,264,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOKSOZ M NAFI +	24736-462		7/28/1994		255000	Yes	No			
PEDERSEN ROBERT	11938-310		12/30/1970		19630	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/23/2001	2233	MANUAL	8,760	C	6/1/2002			re-construct chimn
5/26/1995	724-95	NEW HOME	450,000	C	6/25/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS/EXT INS	613	M COLE
4/13/1996	MEAS+INSPCTD	606	J SMITH
9/6/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

