



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL BRUCE S
Owner 2:	
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STONEGATE GARDENS INC -
Owner 2:	-
Street 1:	339 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.459 ACRES of land mainly classified as STORE with a(n) STORE Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 4 Rooms, and 0 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	3	BEL ST
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
325	STORE		19560		SQUARE FE	PRIME SITE		0	9.	1.613	CA	1.00								284,040						284,000	
325	STORE		2.01		ACRES	EXCESS ACRE		0	30,000.	1.000	CA	1.00								60,300						60,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
325	212,400	6,200	2.459	344,300	562,900
See plan 829 of 2009. Combined with part of 124-8-0.					
Total Card	212,400	6,200	2.459	344,300	562,900
Total Parcel	919,200	6,200	2.459	344,300	1,269,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		448.17	/Parcel: 216.52

Legal Description	User Acct
See plan 829 of 2009. Combined with part of 124-8-0.	0
	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	325	FV	919,200	6200	2.459	344,300	1,269,700	1,269,700	Year End Roll	9/28/2017
2017	325	FV	841,500	6200	2.459	336,500	1,184,200	1,184,200	Year End Roll	9/29/2016
2016	325	FV	819,200	6200	2.459	331,700	1,157,100	1,157,100	Year End Roll	1/14/2016
2015	325	FV	785,900	6200	2.459	320,700	1,112,800	1,112,800	Year End	10/2/2014
2014	325	FV	344,000	8400	2.459	320,700	673,100	673,100	Year End Roll	1/23/2014
2013	325	FV	344,000	8400	2.459	320,700	673,100	673,100	Year End Roll	10/25/2012
2012	325	FV	390,000	9300	2.46	300,800	700,100	700,100	Year End	1/26/2012
2011	325	FV	404,200	9300	2.46	329,100	742,600	742,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STONEGATE GARDE	53826-205		11/12/2009	FAMILY	400000	No	No			current deed does not match owner o
MCKNIGHT, ELEAN	26177-533		3/29/1996	CHD>SALE	180000	No	No			ESTATE SALE
PROBATE 91P3640	13684-384		5/4/1979	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/10/2010	4581	MANUAL	10,000	C				construct shelter
6/29/2010	4502	RENOVATI	150,000	C	5/14/2014			additional cost to
12/8/2009	4349	GREENHOU	325,000	C	5/22/2014			contract greenhouse
4/5/2002	2465	MANUAL	3,000	C	7/6/2002			pergola plant hang
8/14/2000	2052	BARN	150,000	C	6/15/2001			6/15/01 75%
3/13/2000	1890	MANUAL	150,000	C	4/25/2000			foundation for sto
4/6/1999	1672	SHED	4,000	C	5/29/1999			
5/15/1997	1183	SIGN		C	3/28/1998			3/28/98 100%
2/12/1997	1130-97	RENOVATI	10,000	C	6/11/1997			
2/10/1997	1126-97	SHED	1,600	C	6/11/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	PERMIT VISIT	25	D ERSKINE
6/5/2012	PERMIT VISIT	618	G BOURGAULT
7/28/2011	MEAS/EXT INS	618	G BOURGAULT
7/6/2002	MEAS/EXT INS	613	M COLE
3/30/2002	MEAS/EXT INS	615	D VELUTTI
6/15/2001	MEAS+INSPCTD	613	M COLE
4/25/2000	MEAS/EXT INS	608	D DARGON
5/29/1999	MEAS/EXT INS	602	D TUCKER
3/28/1998	MEAS+INSPCTD	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

