

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	KOTOV ALEXEY
Owner 2:	
Owner 3:	
Street 1:	12 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SCHRAGE MICHAEL M -
Owner 2:	SCHRAGE ELIZABETH M -
Street 1:	11 TUDOR RD
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry
Postal:	02467

NARRATIVE DESCRIPTION

This Parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	A	SEPTIC
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.13		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,900						3,900	
101	ONE FAM		0.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,380						4,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	368,700	900	2.697	550,700	920,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 273.82		/Parcel: 273.82	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	368,700	900	2.697	550,700	920,300	920,300	Year End Roll	9/28/2017
2017	101	FV	368,700	900	2.697	520,300	889,900	889,900	Year End Roll	9/29/2016
2016	101	FV	371,800	900	2.697	505,100	877,800	877,800	Year End Roll	1/14/2016
2015	101	FV	303,100	900	2.697	468,300	772,300	772,300	Year End	10/2/2014
2014	101	FV	300,400	900	2.697	420,300	721,600	721,600	Year End Roll	1/23/2014
2013	101	FV	294,900	900	2.697	408,300	704,100	704,100	Year End Roll	10/25/2012
2012	101	FV	312,800	900	2.697	448,300	762,000	762,000	Year End	1/26/2012
2011	101	FV	318,700	900	2.697	455,500	775,100	775,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHRAGE MICHAEL	1286-84		6/23/2004		820000	No	No			
MEEKS M LITTLET	1268-166		5/29/2003		780000	No	No			
MEEKS, M. LITTL	1158-167		7/17/1996	CONVENIENC		1	No	No		
BERT ASCHENBREN	850-176		6/27/1974		89900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/7/2018	7059	ROOF	43,900	C				Strip asphalt shin
9/17/2014	5906	RENO-ADD	75,000	C	6/5/2015			Add music room and
9/9/2014	5890	ROOF	9,200	C				
12/6/2013	5614	MANUAL	6,000	C				replace steel case
12/22/2003	2839	RENOVATI	15,000	C	6/26/2004			kitchen & bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	D VELUTTI
4/15/2005	M&L EXTERIOR	615	D VELUTTI
6/26/2004	MEAS/EXT INS	615	D VELUTTI
12/13/1995	MEAS+INSPCTD	606	J SMITH
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

