



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELKUS TR HOWARD F
Owner 2:	ELKUS TR LORNA
Owner 3:	THE ELKUS STONEHEDGE REALTY TR
Street 1:	35 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	ELKUS HOWARD F -
Owner 2:	ELKUS LORNA -
Street 1:	35 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 2.1 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	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 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		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									7,890						7,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct					
101	474,300	12,900	2.100	550,300	1,037,500	2587	0					
Total Card							474,300	12,900	2.100	550,300	1,037,500	Entered Lot Size
Total Parcel							474,300	12,900	2.100	550,300	1,037,500	Total Land:
Source: Market Adj Cost							Total Value per SQ unit /Card: 252.89		/Parcel: 252.89		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	474,300	12900	2.1	550,300	1,037,500	1,037,500	Year End Roll	9/28/2017
2017	101	FV	474,300	12900	2.1	519,900	1,007,100	1,007,100	Year End Roll	9/29/2016
2016	101	FV	469,600	12900	2.1	504,700	987,200	987,200	Year End Roll	1/14/2016
2015	101	FV	450,800	12900	2.1	467,900	931,600	931,600	Year End	10/2/2014
2014	101	FV	449,400	12900	2.1	419,900	882,200	882,200	Year End Roll	1/23/2014
2013	101	FV	439,900	12900	2.05	406,400	859,200	859,200	Year End Roll	10/25/2012
2012	101	FV	470,800	12900	2.05	446,400	930,100	930,100	Year End	1/26/2012
2011	101	FV	481,100	12900	2.05	453,600	947,600	947,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELKUS HOWARD F,	1198-182		12/29/1998	CONVENIENC		1	No	No		
JUNE M. BURROUG	810-148		10/1/1971		85000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/31/2017	6668	RENOVATI	49,471	C	6/6/2017			Remodel 2 bathroom
5/3/1996	942-96	MANUAL		C	7/1/1996			2ND SH
5/3/1996	938-96	MANUAL		C	7/1/1996			DEM SHED
5/1/1996	937-96	POOL	15,000	C	7/1/1996			
9/7/1995	805-95	RENO-ADD	90,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	D VELUTTI
5/27/1997	MEAS/EXT INS	602	D TUCKER
12/26/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

