

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAER LISA
Owner 2:	KUTENPLON STEPHEN
Owner 3:	
Street 1:	31 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1964, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78388.28		SQUARE FE	PRIME SITE		0	6.78	1.014	R3									539,122						539,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	307,800	20,900	1.800	539,100	867,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 254.77						/Parcel: 254.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	307,800	20900	1.8	539,100	867,800	867,800	Year End Roll	9/28/2017
2017	101	FV	307,800	20900	1.8	508,900	837,600	837,600	Year End Roll	9/29/2016
2016	101	FV	304,400	20900	1.8	493,800	819,100	819,100	Year End Roll	1/14/2016
2015	101	FV	291,000	20900	1.8	457,200	769,100	769,100	Year End	10/2/2014
2014	101	FV	287,600	20900	1.8	409,500	718,000	718,000	Year End Roll	1/23/2014
2013	101	FV	280,900	20900	1.91	402,200	704,000	704,000	Year End Roll	10/25/2012
2012	101	FV	296,600	20900	1.91	442,200	759,700	759,700	Year End	1/26/2012
2011	101	FV	303,800	20900	1.91	449,400	774,100	774,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRITCH WILLIAM	1172-93		6/6/1997		550000	No	No			
FRANK STEINHILP	1001-58		7/31/1985		360000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2017	6764	ROOF	12,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
12/13/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

