



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOODIE MICHAEL M
Owner 2:	MOODIE LINDA V
Owner 3:	
Street 1:	21 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	MABBS - EDWARD
Owner 2:	MABBS - MARGARET
Street 1:	21 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1963, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.193		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									35,790						35,800	
101	ONE FAM		0.37		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,220						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	520,200	21,500	3.400	580,400	1,122,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 416.73						/Parcel: 416.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	515,900	21500	3.4	580,400	1,117,800	1,117,800	Year End Roll	9/28/2017
2017	101	FV	506,700	21500	3.4	550,000	1,078,200	1,078,200	Year End Roll	9/29/2016
2016	101	FV	492,300	21500	3.4	534,800	1,048,600	1,048,600	Year End Roll	1/14/2016
2015	101	FV	478,800	21500	3.4	498,000	998,300	998,300	Year End	10/2/2014
2014	101	FV	442,800	21500	3.4	450,000	914,300	914,300	Year End Roll	1/23/2014
2013	101	FV	433,800	21500	3.35	436,500	891,800	891,800	Year End Roll	10/25/2012
2012	101	FV	460,300	21500	3.35	476,500	958,300	958,300	Year End	1/26/2012
2011	101	FV	485,600	21500	3.35	483,700	990,800	990,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MABBS,EDWARD	1458-138		8/26/2014		1057000	No	No			
REAM WILLIAM L,	1258-196		10/1/2002		1104000	No	No			
MELVIN HERLIN	1084-158		8/5/1991		350000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/16/2015	6308	SOLAR PA	53,622	C	1/26/2016			Install solar pane
6/5/2015	6103	ROOF	58,000	C	3/3/2016			Strip & re-roof ho
10/20/1998	1555	GARAGE	25,000	C	2/27/1999			
9/3/1998	1513	MANUAL	10,000	C	2/27/1999			garage foundation
10/11/1996	1067-96	MANUAL	12,000	C	5/27/1997			DECK
2/9/1994	424	ADDITION	118,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
2/27/1999	MEAS/EXT INS	602	D TUCKER
5/27/1997	MEAS/EXT INS	602	D TUCKER
5/18/1996	MEAS+INSPCTD	606	J SMITH
12/13/1995	ENTRY DENIED	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

