



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBB HEIDI R
Owner 2:	
Owner 3:	
Street 1:	19 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	WEBB - HEIDI R
Owner 2:	SINGER - ANDREW M
Street 1:	19 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, 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	Descip	%	Item	Code	Descip
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		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	453,400	10,000	2.200	553,300	1,016,700	2782	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		297.02	/Parcel:	297.02	Insp Date
						Land Unit Type:	11/12/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	453,400	10000	2.2	553,300	1,016,700	1,016,700	Year End Roll	9/28/2017
2017	101	FV	453,400	10000	2.2	522,900	986,300	986,300	Year End Roll	9/29/2016
2016	101	FV	442,200	10000	2.2	507,700	959,900	959,900	Year End Roll	1/14/2016
2015	101	FV	423,900	10000	2.2	470,900	904,800	904,800	Year End	10/2/2014
2014	101	FV	419,300	10000	2.2	422,900	852,200	852,200	Year End Roll	1/23/2014
2013	101	FV	410,100	10000	2.16	409,700	829,800	829,800	Year End Roll	10/25/2012
2012	101	FV	439,900	10000	2.16	449,700	899,600	899,600	Year End	1/26/2012
2011	101	FV	449,900	10000	2.16	456,900	916,800	916,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEBB,HEIDI R	1458-18		8/12/2014	FAMILY		1	No	No		
WEBB,HEIDI-RACH	1456-90		7/17/2014	FAMILY		1	No	No		
SINGER,ANDREW M	1402-29		7/8/2011	FAMILY		10	No	No		
WEBB,HEIDI-RACH	1397-91		3/21/2011	FAMILY		1	No	No		
SINGER ANDREW M	1368-145		5/29/2009	FAMILY		0	No	No		
WEBB HEIDI R,	1304-10		7/11/2005	CONVENIENC		1	No	No		
SINGER ANDREW M	1227-78		9/14/2000	CONVENIENC		0	No	No		
WEBB HEIDI R,	1182-112		1/9/1998	CONVENIENC		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/22/2003	2734	MANUAL	50,000	C	5/29/2004			scr prch, rep slid
4/16/1996	926-96	SHED	2,500	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	INFO AT DOOR	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
5/29/2004	MEAS/EXT INS	615	D VELUTTI
12/13/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

