

Town Of Lincoln

!688!



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HIDDENWOOD PT, LINCOLN

OWNERSHIP

Owner 1:	FRISCH ANDREW S
Owner 2:	
Owner 3:	
Street 1:	9 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4307 Type:

PREVIOUS OWNER

Owner 1:	DECAPO - SUSAN
Owner 2:	-
Street 1:	9 HIDDENWOOD PT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4307

NARRATIVE DESCRIPTION

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1970, 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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									120						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	275,200	7,300	1.857	491,300	773,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 330.57						/Parcel: 330.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	275,200	7300	1.857	491,300	773,800	773,800	Year End Roll	9/28/2017
2017	101	FV	268,600	7300	1.857	476,900	752,800	752,800	Year End Roll	9/29/2016
2016	101	FV	265,800	7300	1.857	476,900	750,000	750,000	Year End Roll	1/14/2016
2015	101	FV	254,800	7300	1.857	404,100	666,200	666,200	Year End	10/2/2014
2014	101	FV	252,100	7300	1.857	362,500	621,900	621,900	Year End Roll	1/23/2014
2013	101	FV	246,600	7300	1.857	352,100	606,000	606,000	Year End Roll	10/25/2012
2012	101	FV	267,400	7300	1.86	327,100	601,800	601,800	Year End	1/26/2012
2011	101	FV	273,500	7300	1.86	332,400	613,200	613,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DECAPO,SUSAN	67443-90		6/16/2016		780000	No	No			
CARAS ANASTASIA	43827-597		10/1/2004		712000	No	No			
PATRIOT LAND +	12040-267		7/19/1971		61000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2016	6626	RENOVATI	5,000	C	2/7/2017			Remodel 2 bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/27/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	M COLE
3/25/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.85655	Total SF/SM: 80871.32	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 491,320	Spl Credit	Total: 491,300
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