



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WU TR PEI RIN
Owner 2:	WU TR SUSAN
Owner 3:	WU SUSAN TR
Street 1:	4 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4314 Type:

PREVIOUS OWNER

Owner 1:	WU PEI-RIN -
Owner 2:	WU SUSAN -
Street 1:	4 HIDDENWOOD PATH
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4314

NARRATIVE DESCRIPTION

This Parcel contains 1.02 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44431		SQUARE FE	PRIME SITE		0	6.14	1.560	R2									425,682						425,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	286,800		1.020	425,700	712,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 241.59						/Parcel: 241.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	286,800	0	1.02	425,700	712,500	712,500	Year End Roll	9/28/2017
2017	101	FV	286,800	0	1.02	413,200	700,000	700,000	Year End Roll	9/29/2016
2016	101	FV	283,800	0	1.02	413,200	697,000	697,000	Year End Roll	1/14/2016
2015	101	FV	271,800	0	1.02	350,100	621,900	621,900	Year End	10/2/2014
2014	101	FV	268,800	0	1.02	314,100	582,900	582,900	Year End Roll	1/23/2014
2013	101	FV	262,900	0	1.02	305,000	567,900	567,900	Year End Roll	10/25/2012
2012	101	FV	282,000	0	1.02	349,700	631,700	631,700	Year End	1/26/2012
2011	101	FV	288,600	0	1.02	355,400	644,000	644,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WU PEI-RIN,	1174-16		7/9/1997	CONVENIENC		1	No	No		
DECK HOUSE, INC	11560-519		8/19/1968		44500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2003	2692	WDK	10,000	C	6/27/2003			rebuild & expand e

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	D VELUTTI
6/27/2003	MEAS/EXT INS	615	D VELUTTI
9/29/2001	M&L COMPLETE	613	M COLE
5/10/1996	MEAS+INSPCTD	606	J SMITH
4/2/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

