



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUDA AARON P
Owner 2:	BUDA BIFF B
Owner 3:	
Street 1:	41 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	HENRY - TIMOTHY M
Owner 2:	-
Street 1:	41 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1969, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	672,700		2.000	547,300	1,220,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 286.94						/Parcel: 286.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	672,700	0	2.	547,300	1,220,000	1,220,000	Year End Roll	9/28/2017
2017	101	FV	672,700	0	2.	516,900	1,189,600	1,189,600	Year End Roll	9/29/2016
2016	101	FV	653,300	0	2.	501,700	1,155,000	1,155,000	Year End Roll	1/14/2016
2015	101	FV	628,200	0	2.	464,900	1,093,100	1,093,100	Year End	10/2/2014
2014	101	FV	622,000	0	2.	416,900	1,038,900	1,038,900	Year End Roll	1/23/2014
2013	101	FV	609,500	0	2.	404,900	1,014,400	1,014,400	Year End Roll	10/25/2012
2012	101	FV	636,400	0	2.27	453,000	1,089,400	1,089,400	Year End	1/26/2012
2011	101	FV	671,300	0	2.27	460,200	1,131,500	1,131,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HENRY, TIMOTHY M	1493-112		7/21/2016		1245000	No	No			
MESSINA ELENA C	1315-79		2/10/2006		1175000	No	No			
DECK HOUSE, INC	779-59		6/19/1969		74000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2006	3395	RENOVATI	70,000	C				Remodel bathroom&b
9/21/1998	1534	KITCHEN	85,000	C	2/27/1999			
4/7/1995	687-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPCTD	50	J NOONE
5/11/1999	MEAS+INSPCTD	602	D TUCKER
12/13/1995	MEAS+INSPCTD	606	J SMITH

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

