



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRAMB NICHOLAS
Owner 2:	CIMINI KATE
Owner 3:	
Street 1:	45 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	WHITE TR - NANCY C
Owner 2:	-
Street 1:	45 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 4.404 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		2.567		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									77,010						77,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	773,700	93,600	4.404	619,400	1,486,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.38						/Parcel: 301.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	803,700	93600	4.404	619,400	1,516,700	1,516,700	Year End Roll	9/28/2017
2017	101	FV	768,000	93600	4.404	589,000	1,450,600	1,450,600	Year End Roll	9/29/2016
2016	101	FV	751,100	93600	4.404	573,800	1,418,500	1,418,500	Year End Roll	1/14/2016
2015	101	FV	712,600	93600	4.404	537,000	1,343,200	1,343,200	Year End	10/2/2014
2014	101	FV	704,700	93600	4.404	489,000	1,287,300	1,287,300	Year End Roll	1/23/2014
2013	101	FV	688,700	93600	4.214	471,300	1,253,600	1,253,600	Year End Roll	10/25/2012
2012	101	FV	739,800	93600	4.214	511,300	1,344,700	1,344,700	Year End	1/26/2012
2011	101	FV	757,200	93600	4.214	518,500	1,369,300	1,369,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITE TR,NANCY	1457-133		8/6/2014		1486000	No	No			
White,Nancy C	1424-60		10/1/2012	FAMILY	100	No	No			changed to trust
White,Jasper	1375-69		10/1/2009	DIVORCE/ESTA	0	No	No			
SMALLMAN ROBERT	1116-116		9/16/1993		638500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/19/2014	5909	ROOF	26,115	C				
5/22/2012	5048	TEMPORAR		C				tent 5/25 to 5/29
12/20/2002	2627	MANUAL	400,000	C	6/27/2003			rep porch w/yr rd
6/12/1996	975-96	ROOF	20,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	D VELUTTI
6/27/2003	MEAS/EXT INS	615	D VELUTTI
5/27/1997	MEAS/EXT INS	602	D TUCKER
12/26/1995	MEAS+INSPCTD	606	J SMITH
6/20/1994	FIELDREV CHG	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

