



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KNOWLTON ANNE RAKER
Owner 2:	
Owner 3:	
Street 1:	49 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1964, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 Influ	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		0.893		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									26,790						26,800	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,100						8,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	427,100		3.000	577,300	1,004,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 266.35						/Parcel: 233.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	533,400	0	3.	577,300	1,110,700	1,110,700	Year End Roll	9/28/2017
2017	101	FV	529,700	0	3.	546,900	1,076,600	1,076,600	Year End Roll	9/29/2016
2016	101	FV	517,800	0	3.	531,700	1,049,500	1,049,500	Year End Roll	1/14/2016
2015	101	FV	496,900	0	3.	494,900	991,800	991,800	Year End	10/2/2014
2014	101	FV	492,300	0	3.	446,900	939,200	939,200	Year End Roll	1/23/2014
2013	101	FV	483,100	0	2.91	432,200	915,300	915,300	Year End Roll	10/25/2012
2012	101	FV	504,600	0	2.91	472,200	976,800	976,800	Year End	1/26/2012
2011	101	FV	516,900	0	2.91	479,400	996,300	996,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORRIS RAKER	869-121		11/28/1975	FAMILY	55000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2012	5160	ROOF		C				strip & re-roof dw
12/14/2000	2150	W/S FLUE		C	6/8/2001			
11/1/1999	1835	ADDITION	55,000	C	6/13/2000			MUSIC ROOM 6/13/0
8/8/1997	1245	RENOVATI	31,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2018	MEAS/EXT INS	622	K Cuoco
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	M COLE
6/13/2000	MEAS+INSPCTD	611	P MULHERN
3/25/1998	MEAS+INSPCTD	602	D TUCKER
12/26/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.99955	Total SF/SM: 130660.41	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 577,290	Spl Credit	Total: 577,300
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