



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BLAIR TR JOSEPH M
Owner 2:	
Owner 3:	PENNINGTON REALTY TRUST
Street 1:	52 STONEHEDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BLAIR JOSEPH M -
Owner 2:	-
Street 1:	52 STONEHEDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									9,390						9,400	
101	ONE FAM		0.35		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,500						10,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	429,700	16,300	2.500	562,300	1,008,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.90						/Parcel: 331.64	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	579,500	17600	2.5	562,300	1,159,400	1,159,400	Year End Roll	9/28/2017
2017	101	FV	572,300	16300	2.5	531,900	1,120,500	1,120,500	Year End Roll	9/29/2016
2016	101	FV	557,800	16300	2.5	516,700	1,090,800	1,090,800	Year End Roll	1/14/2016
2015	101	FV	537,200	16300	2.5	479,900	1,033,400	1,033,400	Year End	10/2/2014
2014	101	FV	523,300	16300	2.5	431,900	971,500	971,500	Year End Roll	1/23/2014
2013	101	FV	512,400	16300	2.37	416,000	944,700	944,700	Year End Roll	10/25/2012
2012	101	FV	539,000	16300	2.37	456,000	1,011,300	1,011,300	Year End	1/26/2012
2011	101	FV	554,900	16300	2.37	463,200	1,034,400	1,034,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLAIR JOSEPH M,	1365-67		2/13/2009	FAMILY		1	No	No		
TENNICAN MICHAEL	1341-142		7/31/2007		1267500	No	No			
CATHERINE TENNI	1102-190		10/29/1992	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/10/2017	6716	ROOF	25,000	C				Strip & re-roof dw
9/11/2007	3765	RENOVATI	25,000	C	5/20/2008			reno kits & 2 bthc
12/21/2001	2419	ADDITION	50,000	C	7/6/2002			garage 7/6 30%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS/EXT INS	100	B MORGAN
5/2/2003	MEAS+INSPCTD	615	D VELUTTI
7/6/2002	MEAS+INSPCTD	613	M COLE
5/15/1996	MEAS+INSPCTD	606	J SMITH
12/26/1995	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.49955 Total SF/SM: 108880.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 562,290 Spl Credit Total: 562,300

