



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUTCHINSON JAMES M
Owner 2:	HUTCHINSON ANNE F
Owner 3:	
Street 1:	53 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	SAMARAS ELIAS -
Owner 2:	SAMARAS ALEXANDRA -
Street 1:	53 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 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		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	925,900	26,600	1.897	542,800	1,495,300	z603	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 340.00						/Parcel: 340.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	925,900	26600	1.897	542,800	1,495,300	1,495,300	Year End Roll	9/28/2017
2017	101	FV	828,900	26600	1.897	512,400	1,367,900	1,367,900	Year End Roll	9/29/2016
2016	101	FV	801,500	26600	1.897	497,200	1,325,300	1,325,300	Year End Roll	1/14/2016
2015	101	FV	780,100	26600	1.897	460,400	1,267,100	1,267,100	Year End	10/2/2014
2014	101	FV	722,800	26600	1.897	412,400	1,161,800	1,161,800	Year End Roll	1/23/2014
2013	101	FV	708,400	26600	1.957	400,700	1,135,700	1,135,700	Year End Roll	10/25/2012
2012	101	FV	612,700	26600	1.96	562,500	1,201,800	1,201,800	Year End	1/26/2012
2011	101	FV	728,300	26600	1.96	571,700	1,326,600	1,326,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAMARAS ELIAS,	1212-159		10/21/1999		1255000	No	No			
NICOLAIDES, PAR	1119-105		11/22/1993		920000	No	No			CLOSING COST \$12,000
NICOLAIDES PARI	954-37		2/19/1982	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/17/2013	5447	ROOF	9,250	C				install an additio
11/1/2012	5218	SOLAR PA	25,000	C				install roof mount
9/16/2010	4563	RENOVATI	54,000	C	7/6/2011			bathroom remodel
10/10/1995	832-95	RENOVATI	50,000	C	7/3/1996			
9/11/1995	809-95	SHED	400	C	7/3/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
12/26/1995	MEAS+INSPCTD	606	J SMITH
8/14/1995	ABATE-INSPEC	605	BOA
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

