



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		SMITH HL, LINCOLN

**OWNERSHIP**

Owner 1:	RAJAN NANDINI
Owner 2:	DAVID EDWIN F
Owner 3:	
Street 1:	5 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

**PREVIOUS OWNER**

Owner 1:	READY JOHN E -
Owner 2:	READY JANET L -
Street 1:	5 SMITH HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

**NARRATIVE DESCRIPTION**

This Parcel contains 2.207 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD 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	Descip	%	Item	Code	Descip
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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.37		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									2,220						2,200	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	553,500		1.837	646,400	1,199,900	Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.
132		7,000	0.370	2,200	9,200	
Total Card	553,500	7,000	2.207	648,600	1,209,100	Entered Lot Size
Total Parcel	553,500	7,000	2.207	648,600	1,209,100	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	243.10	/Parcel:	243.10	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	553,500	7000	2.207	648,600	1,209,100	1,209,100	Year End Roll	9/28/2017
2017	101	FV	538,000	7000	2.207	642,200	1,187,200	1,187,200	Year End Roll	9/29/2016
2016	101	FV	517,300	7000	2.207	623,800	1,148,100	1,148,100	Year End Roll	1/14/2016
2015	101	FV	512,200	7000	2.207	577,400	1,096,600	1,096,600	Year End	10/2/2014
2014	101	FV	476,600	7000	2.207	538,200	1,021,800	1,021,800	Year End Roll	1/23/2014
2013	101	FV	466,400	7000	2.207	522,200	995,600	995,600	Year End Roll	10/25/2012
2012	101	FV	516,400	7000	2.21	459,500	982,900	982,900	Year End	1/26/2012
2011	101	FV	545,000	7000	2.21	474,900	1,026,900	1,026,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
READY JOHN E,	51853-99		10/31/2008		1175000	No	No			
PAMPEL ROLAND	22201-196		7/10/1992		607500	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/15/1999	1857	ROOF	4,800	C	5/19/2000			5/19/00 100%
2/12/1997	1127-97	FINISH B	16,000	C	6/7/1997			
2/9/1996	896-96	W/S FLUE		C	6/24/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
3/12/2009	MEAS+INSPCTD	100	B MORGAN
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS/EXT INS	610	M FLYNN
6/7/1997	MEAS+INSPCTD	602	D TUCKER
2/10/1996	ENTRY DENIED	606	J SMITH
6/27/1994	FIELDREV CHG	600	PA
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

