



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PEIRCE DANIEL C
Owner 2:	PEIRCE BEVERLY B
Owner 3:	
Street 1:	10 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

**PREVIOUS OWNER**

Owner 1:	HOFF CHARLES J -
Owner 2:	HOFF JOSEPHINE A -
Street 1:	10 SMITH HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

**NARRATIVE DESCRIPTION**

This Parcel contains 3.217 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, 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 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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		1.38		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									8,280						8,300	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	585,000		1.837	646,400	1,231,400	Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.	0
132			1.380	8,300	8,300		GIS Ref
Total Card		585,000	3.217	654,700	1,239,700	Entered Lot Size	GIS Ref
Total Parcel		585,000	3.217	654,700	1,239,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 275.49		/Parcel: 275.49		Land Unit Type:	05/09/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	585,000	0	3.217	654,700	1,239,700	1,239,700	Year End Roll	9/28/2017
2017	101	FV	568,700	0	3.217	648,300	1,217,000	1,217,000	Year End Roll	9/29/2016
2016	101	FV	546,900	0	3.217	629,900	1,176,800	1,176,800	Year End Roll	1/14/2016
2015	101	FV	541,600	0	3.217	583,500	1,125,100	1,125,100	Year End	10/2/2014
2014	101	FV	504,300	0	3.217	544,300	1,048,600	1,048,600	Year End Roll	1/23/2014
2013	101	FV	493,700	0	3.217	528,300	1,022,000	1,022,000	Year End Roll	10/25/2012
2012	101	FV	546,400	0	2.9	520,400	1,066,800	1,066,800	Year End	1/26/2012
2011	101	FV	576,600	0	2.9	537,800	1,114,400	1,114,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOFF CHARLES J,	27645-551		9/4/1997		710000	No	No			
PAUL J.CROXTON	19933-176		7/11/1989		640000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/29/2007	3807	RENOVATI	135,000	C	6/12/2008			repair ext. columns
1/30/2002	2429	W/S FLUE		C				
6/2/2000	1987	WDK	13,000	C	5/19/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	B MORGAN
5/19/2001	MEAS/EXT INS	615	D VELUTTI
2/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

