



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		MILL ST, LINCOLN

**OWNERSHIP**

Owner 1:	DOMNITZ ROBERT		
Owner 2:			
Owner 3:			
Street 1:	21 MILL ST		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01773	Type:	

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 11.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		
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		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,890						61,900	
101	ONE FAM		8		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									48,000						48,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	365,200	12,400	11.900	652,300	1,029,900		0
							GIS Ref
							GIS Ref
Total Card	365,200	12,400	11.900	652,300	1,029,900	Entered Lot Size	
Total Parcel	365,200	12,400	11.900	652,300	1,029,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 322.15		/Parcel: 322.15			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	365,200	12400	11.9	652,300	1,029,900	1,029,900	Year End Roll	9/28/2017
2017	101	FV	358,800	12400	11.9	621,900	993,100	993,100	Year End Roll	9/29/2016
2016	101	FV	355,600	12400	11.9	606,700	974,700	974,700	Year End Roll	1/14/2016
2015	101	FV	346,100	12400	11.9	569,900	928,400	928,400	Year End	10/2/2014
2014	101	FV	320,700	12400	11.9	521,900	855,000	855,000	Year End Roll	1/23/2014
2013	101	FV	314,400	12400	11.9	509,900	836,700	836,700	Year End Roll	10/25/2012
2012	101	FV	314,400	12400	12.3	552,300	879,100	879,100	Year End	1/26/2012
2011	101	FV	358,000	12400	12.3	518,100	888,500	888,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIURLEO, JAMES	27013-140		1/24/1997		230000	Yes	No			
	7921-524		6/19/1952		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/2017	6905	SOLAR PA	18,154	C				install ground-mou
2/22/2006	3361	GARAGE	20,000	C	7/25/2006			construct detached
8/16/2000	2054	WDK	2,500	C	6/15/2001			
10/14/1998	1549	MANUAL		C				2 Wood stoves
12/19/1997	1324	NEW HOME	180,000	C	6/25/2000			6/25/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
11/30/2006	MEAS+INSPCTD	100	B MORGAN
7/25/2006	PERMIT VISIT	100	B MORGAN
6/15/2001	MEAS/EXT INS	613	M COLE
6/25/2000	MEAS/EXT INS	611	P MULHERN
6/2/1999	MEAS+INSPCTD	602	D TUCKER
3/27/1999	MEAS/EXT INS	602	D TUCKER
6/25/1998	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

