



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ACORN LN, LINCOLN

OWNERSHIP

Owner 1:	MORSE ALAN
Owner 2:	MORSE MAUREEN
Owner 3:	
Street 1:	9 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOREAN HOPE CHURCH IN BOSTON -
Owner 2:	-
Street 1:	285 LAKE ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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	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	PARSONAGE
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	220,500	5,500	1.850	542,800	768,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 271.83						/Parcel: 271.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Year End Roll	9/28/2017
2017	101	FV	218,300	5500	1.85	512,400	736,200	736,200	Year End Roll	9/29/2016
2016	101	FV	213,800	5500	1.85	497,200	716,500	716,500	Year End Roll	1/14/2016
2015	101	FV	211,600	5500	1.85	460,400	677,500	677,500	Year End	10/2/2014
2014	101	FV	202,700	5500	1.85	412,400	620,600	620,600	Year End Roll	1/23/2014
2013	101	FV	198,300	5500	1.85	400,400	604,200	604,200	Year End Roll	10/25/2012
2012	101	FV	249,900	5500	1.85	440,400	695,800	695,800	Year End	1/26/2012
2011	101	FV	259,000	5500	1.85	447,600	712,100	712,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOREAN HOPE CHU	49446-114		5/15/2007	INVOLVED GOV	765000	No	No			
DUMAINE DEBORAH	46905-429		1/31/2006	INVOLV CHARI	760000	No	No			
ERICSON HERBERT	22115-44		6/11/1992		358000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
2/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

