

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	LIN TR AUGUSTINE
Owner 2:	LIN TR SUSAN
Owner 3:	AUGUSTINE LIN REALTY TRUST
Street 1:	15 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1902 Type:

PREVIOUS OWNER

Owner 1:	LIN AUGUSTINE -
Owner 2:	-
Street 1:	15 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1902

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1978, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.14	1.697	R2									417,658						417,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	232,100	10,200	0.920	417,700	660,000	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 336.39						/Parcel: 336.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	232,100	10200	.92	417,700	660,000	660,000	Year End Roll	9/28/2017
2017	101	FV	229,600	10200	.92	405,400	645,200	645,200	Year End Roll	9/29/2016
2016	101	FV	224,500	10200	.92	405,400	640,100	640,100	Year End Roll	1/14/2016
2015	101	FV	222,000	10200	.92	343,500	575,700	575,700	Year End	10/2/2014
2014	101	FV	211,800	10200	.92	308,100	530,100	530,100	Year End Roll	1/23/2014
2013	101	FV	206,800	10200	.92	299,300	516,300	516,300	Year End Roll	10/25/2012
2012	101	FV	222,300	10200	.92	272,100	504,600	504,600	Year End	1/26/2012
2011	101	FV	230,600	10200	.92	275,500	516,300	516,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIN AUGUSTINE,	36811-193		10/24/2002	CONVENIENC		1	No	No		
LIN AUGUSTINE Y	36811-191		10/24/2002	CONVENIENC		1	No	No		
ROBERT W. CRAIG	20461-397		3/30/1990		305000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/19/2001	M&L COMPLETE	613	M COLE
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

