



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GROTZER TR TINA ANN
Owner 2:	
Owner 3:	TINA A GROTZER REV TRUST
Street 1:	90 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Grotzer - Tina Ann
Owner 2:	-
Street 1:	90 Mill St
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1979, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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	
101	ONE FAM		1.133		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									33,990						34,000	
101	ONE FAM		0.13		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									780						800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	582,100	800	3.100	577,200	1,160,100	3168	0				
							GIS Ref				
							GIS Ref				
Total Card					582,100	800	3.100	577,200	1,160,100	Entered Lot Size	
Total Parcel					582,100	800	3.100	577,200	1,160,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			192.97	/Parcel:	192.97	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	582,100	800	3.1	577,200	1,160,100	1,160,100	Year End Roll	9/28/2017
2017	101	FV	565,100	800	3.1	546,800	1,112,700	1,112,700	Year End Roll	9/29/2016
2016	101	FV	545,600	800	3.1	531,600	1,078,000	1,078,000	Year End Roll	1/14/2016
2015	101	FV	540,100	800	3.1	494,800	1,035,700	1,035,700	Year End	10/2/2014
2014	101	FV	500,900	800	3.1	446,800	948,500	948,500	Year End Roll	1/23/2014
2013	101	FV	489,700	800	3.13	435,700	926,200	926,200	Year End Roll	10/25/2012
2012	101	FV	498,800	0	3.13	475,700	974,500	974,500	Year End	1/26/2012
2011	101	FV	510,000	0	3.13	482,900	992,900	992,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Grotzer,Tina An	1427-134		12/11/2012	FAMILY	100	No	No			
FINK JAMES H,	1304-60		7/15/2005		1255000	No	No			
FINK JAMES H,	1218-54		2/16/2000	CONVENIENC	1	No	No			
BOSTON HIGASHI	1080-131		4/30/1991		510000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/6/2016	6644	MANUAL	3,000	C				Install 3 skylight
9/17/2015	6228	WINDOWS	2,780	C				Replace existing s
3/17/2014	5672	WINDOWS	2,000	C				replace existing s
7/26/2011	4799	WDK	33,000	C	11/10/2011			add 10x8 deck;slid
1/13/2010	4371	RENOVATI	25,000	C	7/22/2010			reno 2 bths
4/11/2007	3648	MANUAL	120,000	C	6/19/2007			repair structure d
9/14/2005	3272	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2012	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	B MORGAN
7/15/2006	MEAS+INSPCTD	615	D VELUTTI
3/21/2006	MEAS+INSPCTD	100	B MORGAN
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

