



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	MORTSOLF TIMOTHY G
Owner 2:	
Owner 3:	
Street 1:	239 STANLEY ST
Street 2:	
Twn/City:	AMHERST
St/Prov:	MA Cntry Own Occ: N
Postal:	01002 Type:

PREVIOUS OWNER

Owner 1:	BOWLES LOUISE -
Owner 2:	C/O BOWLES ALLEN M -
Street 1:	10 ANDREA ST
Twn/City:	LITTLETON
St/Prov:	MA Cntry
Postal:	01460

NARRATIVE DESCRIPTION

This Parcel contains 2.595 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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	8.08	1.000	R4									646,400						646,400	
130	LAND		0.758		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,740						22,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	911,700		1.837	646,400	1,558,100		0
130			0.758	22,700	22,700		GIS Ref
Total Card							911,700
Total Parcel							911,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 309.23 /Parcel: 309.23
Entered Lot Size							
Total Land:							
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	911,700	0	2.595	669,100	1,580,800	1,580,800	Year End Roll	9/28/2017
2017	101	FV	815,900	0	2.595	662,700	1,478,600	1,478,600	Year End Roll	9/29/2016
2016	101	FV	788,800	0	2.595	644,300	1,433,100	1,433,100	Year End Roll	1/14/2016
2015	101	FV	767,200	0	2.595	597,900	1,365,100	1,365,100	Year End	10/2/2014
2014	101	FV	619,500	0	2.595	558,700	1,178,200	1,178,200	Year End Roll	1/23/2014
2013	101	FV	328,300	0	2.595	542,700	871,000	871,000	Year End Roll	10/25/2012
2012	130	FV		0	2.595	562,700	562,700	562,700	Year End	1/26/2012
2011	130	FV		0	2.595	581,100	581,100	581,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOWLES LOUISE,	55314-472		9/3/2010		600000	No	No			
	3822-241		9/21/1945		0	No	No			Louise Bowles Death Cert Bk54793 Pg

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2013	5332	MANUAL		C				change in contract
10/5/2012	5182	MANUAL	5,000	C				sheet metal work f
3/28/2012	5004	MANUAL		C				contractor change
12/22/2011	4954	NEW HOME	841,300	C	6/19/2012			Single Family Home
4/8/2011	4683	MANUAL	5,000	C	6/19/2012			foundation only fo

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	PERMIT VISIT	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

