



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JAY QUENTIN C
Owner 2:	JAY JULIE WARD
Owner 3:	
Street 1:	49 QUADRANT ROAD
Street 2:	ONEHUNGA
Twn/City:	AUCKLAND NZ
St/Prov:	NZ
Postal:	1061

PREVIOUS OWNER

Owner 1:	EDLUND CAMPBELL MARGARET -
Owner 2:	-
Street 1:	5 APPLETON ST
Twn/City:	BOSTON
St/Prov:	MA
Postal:	02116

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		60983		SQUARE FE	PRIME SITE		0	6.78	1.218	R3									503,719						503,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	178,800	5,300	1.400	503,700	687,800	3164	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 360.48						/Parcel: 360.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	178,800	5300	1.4	503,700	687,800	687,800	Year End Roll	9/28/2017
2017	101	FV	171,300	5300	1.4	475,500	652,100	652,100	Year End Roll	9/29/2016
2016	101	FV	168,400	5300	1.4	461,400	635,100	635,100	Year End Roll	1/14/2016
2015	101	FV	162,400	5300	1.4	427,200	594,900	594,900	Year End	10/2/2014
2014	101	FV	180,500	4800	1.4	382,600	567,900	567,900	Year End Roll	1/23/2014
2013	101	FV	177,200	4800	1.35	368,200	550,200	550,200	Year End Roll	10/25/2012
2012	101	FV	177,200	4800	1.35	404,200	586,200	586,200	Year End	1/26/2012
2011	101	FV	182,200	4800	1.35	410,800	597,800	597,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EDLUND CAMPBELL	31138-597		2/14/2000		525000	No	No			
G. DUDLEY SHEPA	15204-197		9/2/1983		144000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
6/5/1999	MEAS/EXT INS	602	D TUCKER
5/24/1996	MEAS+INSPCTD	606	J SMITH
2/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

