

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!1374!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	PARTNERSHIP JPM FAMILY LIMITED
Owner 2:	
Owner 3:	
Street 1:	1 HOWARD MUNROE PLACE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420-2258 Type:

PREVIOUS OWNER

Owner 1:	YORE JR - GEORGE P
Owner 2:	YORE-BROWN - PAULINE
Street 1:	351 WHEELER ST
Twn/City:	DRACUT
St/Prov:	MA Cntry
Postal:	01826

NARRATIVE DESCRIPTION

This Parcel contains .42 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		18295		SQUARE FE	PRIME SITE		0	4.54	3.361	R1									279,158						279,200	

Total AC/HA:	0.42000	Total SF/SM:	18295.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	279,158	SpI Credit	Total:	279,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	111,300	7,000	0.420	279,200	397,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	274.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	111,300	7000	.42	279,200	397,500	397,500	Year End Roll	9/28/2017
2017	101	FV	114,800	7200	.42	279,200	401,200	401,200	Year End Roll	9/29/2016
2016	101	FV	112,500	7200	.42	271,200	390,900	390,900	Year End Roll	1/14/2016
2015	101	FV	108,100	7200	.42	215,200	330,500	330,500	Year End	10/2/2014
2014	101	FV	107,000	7200	.42	206,600	320,800	320,800	Year End Roll	1/23/2014
2013	101	FV	104,800	7200	.42	202,900	314,900	314,900	Year End Roll	10/25/2012
2012	101	FV	104,800	7200	.42	184,500	296,500	296,500	Year End	1/26/2012
2011	101	FV	122,800	7200	.42	161,300	291,300	291,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YORE JR,GEORGE	64058-6		8/11/2014	DIVORCE/ESTA	280000	No	No			
YORE,GEORGE P	62890-297		11/5/2013	DIVORCE/ESTA	0	No	No			
	9941-457		11/1/1961		17500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/4/2003	2831	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	48 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	17:47:56

LAST REV

Date	Time
06/26/17	10:33:26

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