



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		GRASSHOPPER LN, LINCOLN

**OWNERSHIP**

Owner 1:	JOHNSON RICHARD
Owner 2:	JOHNSON MARGARET K
Owner 3:	
Street 1:	1 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2208 Type:

**PREVIOUS OWNER**

Owner 1:	JOHNSON RICHARD -
Owner 2:	-
Street 1:	1 GRASSHOPPER LN
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry
Postal:	01773-2208

**NARRATIVE DESCRIPTION**

This Parcel contains 1.71 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		74488		SQUARE FE	PRIME SITE		0	6.78	1.052	R3									531,189						531,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	505,700	1,000	1.710	531,200	1,037,900		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 285.29						/Parcel: 285.29	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	505,700	1000	1.71	531,200	1,037,900	1,037,900	Year End Roll	9/28/2017
2017	101	FV	496,900	1000	1.71	501,400	999,300	999,300	Year End Roll	9/29/2016
2016	101	FV	487,100	1000	1.71	486,500	974,600	974,600	Year End Roll	1/14/2016
2015	101	FV	469,900	1000	1.71	450,500	921,400	921,400	Year End	10/2/2014
2014	101	FV	465,500	1000	1.71	403,500	870,000	870,000	Year End Roll	1/23/2014
2013	101	FV	447,500	1000	1.71	391,700	840,200	840,200	Year End Roll	10/25/2012
2012	101	FV	447,500	1000	1.71	476,300	924,800	924,800	Year End	1/26/2012
2011	101	FV	471,100	1000	1.71	484,000	956,100	956,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON RICHARD	1267-157		5/5/2003	CONVENIENC		1	No	No		
JOHNSON RICHARD	1267-156		5/5/2003	CONVENIENC		1	No	No		
JOHNSON RICHARD	1251-15		4/18/2002	SUBSEQUENT S		1	No	No		
JOHNSON ERNEST	1250-151		4/10/2002		940000	No	No	No		
JOHNSON ERNEST	1232-36		12/27/2000	CONVENIENC		100	No	No		
	441-129		12/19/1948			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2012	5058	RENO-ADD	142,900	C	6/24/2013			mud room addition,

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
9/9/1998	MEAS+INSPCTD	602	D TUCKER
2/19/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.71001	Total SF/SM:	74488.04	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	531,189	SpI Credit:		Total:	531,200
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