



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		OLD FARM RD, LINCOLN

**OWNERSHIP**

Owner 1:	ENGSTROM HAROLD H
Owner 2:	ENGSTROM LYNDA B
Owner 3:	
Street 1:	27 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MANCUSO BASTIANO -
Owner 2:	MCKENNA JACQUELINE A -
Street 1:	27 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.987 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infru	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	
101	ONE FAM		1.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,900						6,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	499,000	17,100	2.987	653,300	1,169,400	3069.00	0				
							GIS Ref				
							GIS Ref				
Total Card					499,000	17,100	2.987	653,300	1,169,400	Entered Lot Size	
Total Parcel					499,000	17,100	2.987	653,300	1,169,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			372.46	/Parcel:		372.46	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	499,000	17100	2.987	653,300	1,169,400	1,169,400	Year End Roll	9/28/2017
2017	101	FV	487,100	0	2.987	646,900	1,134,000	1,134,000	Year End Roll	9/29/2016
2016	101	FV	469,700	0	2.987	628,500	1,098,200	1,098,200	Year End Roll	1/14/2016
2015	101	FV	465,800	0	2.987	582,100	1,047,900	1,047,900	Year End	10/2/2014
2014	101	FV	438,400	0	2.987	542,900	981,300	981,300	Year End Roll	1/23/2014
2013	101	FV	430,600	0	2.987	526,900	957,500	957,500	Year End Roll	10/25/2012
2012	101	FV	438,400	0	2.99	506,100	944,500	944,500	Year End	1/26/2012
2011	101	FV	510,400	0	2.99	523,000	1,033,400	1,033,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MANCUSO BASTIAN	1218-35		2/24/2000		876000	No	No			
DEXTER BARBARA	1201-166		3/8/1999	CHD>SALE	550000	No	No			
	685-64		5/19/1963		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2016	6444	SHED	25,000	C	5/18/2017			Construct a one st
1/11/2006	3338	W/S FLUE		C				
5/3/1999	1708	RENOVATI	65,000	C	3/8/2000			kitchen, baths, ne
4/20/1999	1686	DEMOLITI		C	6/5/1999			inground pool

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/10/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2006	MEAS/EXT INS	50	J NOONE
3/8/2000	MEAS+INSPCTD	600	PA
6/5/1999	MEAS/EXT INS	602	D TUCKER
9/16/1998	MEAS+INSPCTD	602	D TUCKER
2/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

