



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PERRY CHRISTOPHER D
Owner 2:	PERRY SYLVIA K
Owner 3:	
Street 1:	23 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2201 Type:

**PREVIOUS OWNER**

Owner 1:	BATTEN MARGARET R TR -
Owner 2:	RELMAN JOHN P TR -
Street 1:	23 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2201

**NARRATIVE DESCRIPTION**

This Parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 6 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		0.93		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,580						5,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	471,700		2.767	652,000	1,123,700		0			
							GIS Ref			
							GIS Ref			
Total Card					471,700	2.767	652,000	1,123,700	Entered Lot Size	
Total Parcel					471,700	2.767	652,000	1,123,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		296.11	/Parcel:	296.11	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	471,700	0	2.767	652,000	1,123,700	1,123,700	Year End Roll	9/28/2017
2017	101	FV	454,200	0	2.767	645,600	1,099,800	1,099,800	Year End Roll	9/29/2016
2016	101	FV	445,300	0	2.767	627,200	1,072,500	1,072,500	Year End Roll	1/14/2016
2015	101	FV	429,300	0	2.767	580,800	1,010,100	1,010,100	Year End	10/2/2014
2014	101	FV	425,300	0	2.767	541,600	966,900	966,900	Year End Roll	1/23/2014
2013	101	FV	417,200	0	2.767	525,600	942,800	942,800	Year End Roll	10/25/2012
2012	101	FV	417,200	0	2.77	513,000	930,200	930,200	Year End	1/26/2012
2011	101	FV	439,400	0	2.77	530,200	969,600	969,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BATTEN MARGARET	1293-25		11/18/2004		1062500	No	No			
RELMAN HARRIET	1235-161		4/18/2001	CONVENIENC		1	No	No		
ARNOLD S. RELMA	1100-100		9/2/1992	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/29/2016	6568	RENOVATI	110,000	C	3/9/2017			Renovate bedroom &
1/20/2010	4374	RENOVATI	200,000	C	7/26/2010			add 2ndfl bath;ren

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
5/12/2005	MEAS+INSPCTD	600	PA
9/9/1998	MEAS+INSPCTD	602	D TUCKER
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.76655	Total SF/SM:	120510.92	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	651,980	Spl Credit	Total:	652,000
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