



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRITZ MATTHEW MILES
Owner 2:	FRITZ CHANDLER D
Owner 3:	
Street 1:	26 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2202 Type:

PREVIOUS OWNER

Owner 1:	FRITZ - MATTHEW
Owner 2:	FRITZ - CHANDLER
Street 1:	26 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2202

NARRATIVE DESCRIPTION

This Parcel contains 1.49 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, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		64904.2		SQUARE FE	PRIME SITE		0	8.08	1.163	R4									609,808						609,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	628,000		1.490	609,800	1,237,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 267.06						/Parcel: 267.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	628,000	0	1.49	609,800	1,237,800	1,237,800	Year End Roll	9/28/2017
2017	101	FV	617,100	0	1.49	603,800	1,220,900	1,220,900	Year End Roll	9/29/2016
2016	101	FV	608,100	0	1.49	586,400	1,194,500	1,194,500	Year End Roll	1/14/2016
2015	101	FV	586,800	0	1.49	542,600	1,129,400	1,129,400	Year End	10/2/2014
2014	101	FV	581,500	0	1.49	505,700	1,087,200	1,087,200	Year End Roll	1/23/2014
2013	101	FV	570,900	0	1.47	488,900	1,059,800	1,059,800	Year End Roll	10/25/2012
2012	101	FV	570,900	0	1.47	413,700	984,600	984,600	Year End	1/26/2012
2011	101	FV	581,500	0	1.47	420,400	1,001,900	1,001,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRITZ, MATTHEW	1448-13		1/16/2014	FAMILY		1	No	No		
TORRI MYRA M,	1251-69		4/25/2002		795000	No	No			
MYRA TORRI	1108-121		3/23/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2018	7092	ROOF	4,380	C				Strip & re-roof dw
5/5/2010	4444	FINISH B	47,500	C	7/26/2010			reno fin bmt for p
5/25/2005	3188	ADDITION	410,000	C				2 story add w/atta

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
10/22/1998	MEAS+INSPCTD	602	D TUCKER
2/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.49000	Total SF/SM:	64904.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	609,808	Spl Credit		Total:	609,800
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

