



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17	R	SOUTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	SHAH ASHISH
Owner 2:	SHAH DANELLE
Owner 3:	
Street 1:	17R SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

**PREVIOUS OWNER**

Owner 1:	BROGLIO - MICHAEL D
Owner 2:	BROGLIO - HEATHER S
Street 1:	17R SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	510,500		0.000		510,500		0
							GIS Ref
							GIS Ref
Total Card	510,500		0.000		510,500	Entered Lot Size	
Total Parcel	510,500		0.000		510,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	207.81	/Parcel:	207.81	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	102	FV	502,400	0	.		502,400	502,400	Year End Roll	9/28/2017
2017	102	FV	469,700	0	.		469,700	469,700	Year End Roll	9/29/2016
2016	102	FV	465,600	0	.		465,600	465,600	Year End Roll	1/14/2016
2015	102	FV	449,300	0	.		449,300	449,300	Year End	10/2/2014
2014	102	FV	428,600	0	.		428,600	428,600	Year End Roll	1/23/2014
2013	102	FV	404,500	0	.		404,500	404,500	Year End Roll	10/25/2012
2012	102	FV	378,200	0	.		378,200	378,200	Year End	1/26/2012
2011	102	FV	422,900	0	.		422,900	422,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROGLIO, MICHAEL	61860-281		5/23/2013		412500	No	No			
BROGLIO MICHAEL	56616-410		3/18/2011	FAMILY		1	No	No		
BROGLIO HEATHER	50372-152		11/20/2007	FAMILY		1	No	No		
GARRISON CHRIST	36984-414		11/8/2002		425000	No	No			
GARRISON CHRIST	29245-378		10/16/1998	CONVENIENC		1	No	No		
LINCOLN HOUSE A	26707-561		9/30/1996		236000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2017	6726	KITCHEN	25,575	O	1/30/2018			Remodel the kitche
2/15/2001	2167	FINISH B	19,000	C	6/12/2001			playroom & office
7/12/1995	762-95	MANUAL	100,000	C	7/1/1996			NW CONDO

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS+INSPCTD	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

