



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CORMAN IRENE E
Owner 2:	
Owner 3:	
Street 1:	7R SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GILL - CHRISTOPHER J
Owner 2:	LITZOW - JENNIFER M
Street 1:	7R SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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 Infru	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
102	503,700		0.000		503,700	2921
Total Card 503,700 0.000 503,700						
Total Parcel 503,700 0.000 503,700						
Source: Market Adj Cost		Total Value per SQ unit /Card: 222.24		/Parcel: 222.24		
Entered Lot Size						
Total Land:						
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	503,700	0	.		503,700	503,700	Year End Roll	9/28/2017
2017	102	FV	471,000	0	.		471,000	471,000	Year End Roll	9/29/2016
2016	102	FV	466,900	0	.		466,900	466,900	Year End Roll	1/14/2016
2015	102	FV	450,500	0	.		450,500	450,500	Year End	10/2/2014
2014	102	FV	425,900	0	.		425,900	425,900	Year End Roll	1/23/2014
2013	102	FV	402,300	0	.		402,300	402,300	Year End Roll	10/25/2012
2012	102	FV	399,500	0	.		399,500	399,500	Year End	1/26/2012
2011	102	FV	446,600	0	.		446,600	446,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GILL,CHRISTOPHE	61883-91		5/28/2013		422000	No	No			
MCHUGH JAMES F,	51372-475		6/27/2008		499000	No	No			
FABER TODD M,	41610-306		12/15/2003		485000	No	No			
BICKERTON ARTHU	34139-556		11/26/2001		365000	No	No			
DEMIDOWITZ WILL	28869-574		7/22/1998		270000	No	No			
LINCOLN HOUSE A	28869-572		1/23/1995		219500	No	No			12/30/96 death of wife

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/10/2003	2631	RENOVATI	15,741	C	6/17/2003			basement

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
4/29/1997	MEAS/EXT INS	600	PA
5/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

