



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	FLECKNER TR MAGDA L
Owner 2:	
Owner 3:	LINCOLN ROAD 41 REALTY TRUST
Street 1:	41 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3205 Type:

PREVIOUS OWNER

Owner 1:	DONALD TR - AIDA DIPACE
Owner 2:	DONALD TR ET AL - BRUCE RANDALL
Street 1:	41 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3205

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1962, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,890						25,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	317,200	17,400	2.700	672,300	1,006,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.62						/Parcel: 301.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	317,200	17400	2.7	672,300	1,006,900	1,006,900	Year End Roll	9/28/2017
2017	101	FV	314,600	15900	2.7	665,900	996,400	996,400	Year End Roll	9/29/2016
2016	101	FV	311,100	15900	2.7	647,500	974,500	974,500	Year End Roll	1/14/2016
2015	101	FV	297,200	15900	2.7	601,100	914,200	914,200	Year End	10/2/2014
2014	101	FV	293,700	15900	2.7	561,900	871,500	871,500	Year End Roll	1/23/2014
2013	101	FV	286,700	15900	2.66	544,700	847,300	847,300	Year End Roll	10/25/2012
2012	101	FV	304,800	15900	2.66	568,700	889,400	889,400	Year End	1/26/2012
2011	101	FV	312,200	15900	2.66	605,800	933,900	933,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALD TR,AIDA	70607-189		2/8/2018	FAMILY		99	No	No		
DONALD,DAVID HE	70607-179		2/8/2018	FAMILY		0	No	No		
FLAHERTY AUGUST	12407-084		4/3/1973		96000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/21/2017	6698	ROOF	94,000	C				Strip & re-roof 90

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	J SMITH
1/6/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

