



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		STOREY DR, LINCOLN

OWNERSHIP

Owner 1:	TERESHENKOV MAX
Owner 2:	TERESHENKOVA LARISA
Owner 3:	TERESHENKOV MAXIM V
Street 1:	21 STOREY DRIVE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TERESHENKOV - MAX
Owner 2:	-
Street 1:	21 STOREY DRIVE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.627 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2005, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 0 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	
130	LAND		0.79		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,740						4,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	763,300		1.837	646,400	1,409,700	
130		19,500	0.790	4,700	24,200	
Total Card		763,300	19,500	2.627	651,100	1,433,900
Total Parcel		763,300	19,500	2.627	651,100	1,433,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		320.11	/Parcel: 320.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	763,300	19500	2.627	651,100	1,433,900	1,433,900	Year End Roll	9/28/2017
2017	101	FV	723,100	19500	2.627	644,700	1,387,300	1,387,300	Year End Roll	9/29/2016
2016	101	FV	714,700	19500	2.627	626,300	1,360,500	1,360,500	Year End Roll	1/14/2016
2015	101	FV	708,500	19500	2.627	579,900	1,307,900	1,307,900	Year End	10/2/2014
2014	101	FV	696,100	19500	2.627	540,700	1,256,300	1,256,300	Year End Roll	1/23/2014
2013	101	FV	683,700	19500	2.627	524,700	1,227,900	1,227,900	Year End Roll	10/25/2012
2012	101	FV	733,200	19500	2.917	546,500	1,299,200	1,299,200	Year End	1/26/2012
2011	101	FV	759,400	19500	2.917	564,900	1,343,800	1,343,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TERESHENKOV,MAX	69064-382		3/28/2017	FAMILY		1	No	No
LESANTO DEVELOP	47236-547		4/5/2006		1650000	No	No	
BLACK STANLEY E	45099-46		5/2/2005	CHANGE IN US	600000	No	No	
BLACK EVERETT	13270-468		8/25/1977	FAMILY		0	No	No

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/2004	2945	NEW HOME	600,000	C	5/21/2005			5/21 0%

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
5/21/2005	MEAS/EXT INS	615	D VELUTTI

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

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	08/23/13

PRINT

Date	Time
10/02/18	21:26:04

LAST REV

Date	Time
04/19/17	10:23:43

blakeley
1832

USER DEFINED

Prior Id # 1:	67 1 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

