



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PAIGE JASON
Owner 2:	RUSSELL M ALDIS
Owner 3:	
Street 1:	26 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BLACK THOMAS E -
Owner 2:	BLACK NANCY E -
Street 1:	26 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2109

**NARRATIVE DESCRIPTION**

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 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	370,000		2.700	672,300	1,042,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		392.78	/Parcel:	392.78	Insp Date
						Land Unit Type:	05/31/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	370,000	0	2.7	672,300	1,042,300	1,042,300	Year End Roll	9/28/2017
2017	101	FV	360,300	0	2.7	665,900	1,026,200	1,026,200	Year End Roll	9/29/2016
2016	101	FV	348,600	0	2.7	647,500	996,100	996,100	Year End Roll	1/14/2016
2015	101	FV	345,400	0	2.7	601,100	946,500	946,500	Year End	10/2/2014
2014	101	FV	322,900	0	2.7	561,900	884,800	884,800	Year End Roll	1/23/2014
2013	101	FV	316,500	0	2.7	545,900	862,400	862,400	Year End Roll	10/25/2012
2012	101	FV	358,800	0	2.7	565,900	924,700	924,700	Year End	1/26/2012
2011	101	FV	378,100	0	2.7	584,300	962,400	962,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLACK THOMAS E,	57197-148		7/26/2011		900000	No	No			
THOMAS E. BLACK	22539-303		10/26/1992	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/10/2017	6823	SHEET MT	20,000	C				Sheet metal work f

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/31/2012	MEAS/EXT INS	618	G BOURGAULT
6/18/2007	MEAS/EXT INS	617	D HASCHIG
5/18/1999	M&L COMPLETE	602	D TUCKER
5/10/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	MEAS/EXT INS	606	J SMITH
1/6/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

