



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HULECKI TR ANNE W
Owner 2:	
Owner 3:	ANNE W HULECKI TRUST OF 2012
Street 1:	12 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2109 Type:

PREVIOUS OWNER

Owner 1:	HULECKI - ANNE W
Owner 2:	-
Street 1:	12 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2109

NARRATIVE DESCRIPTION

This Parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1976, Having Primarily WOOD 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	Descp	%	Item	Code	Descp
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		0.763		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,890						22,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	361,100	1,600	2.600	669,300	1,032,000
Total Card 361,100 1,600 2.600 669,300 1,032,000					
Total Parcel 361,100 1,600 2.600 669,300 1,032,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		357.90	/Parcel: 357.90

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	101	FV	361,100	1600	2.6	669,300	1,032,000	1,032,000	Year End Roll	9/28/2017
2017	101	FV	354,600	1600	2.6	662,900	1,019,100	1,019,100	Year End Roll	9/29/2016
2016	101	FV	344,500	1600	2.6	644,500	990,600	990,600	Year End Roll	1/14/2016
2015	101	FV	334,900	1600	2.6	598,100	934,600	934,600	Year End	10/2/2014
2014	101	FV	307,300	900	2.6	558,900	867,100	867,100	Year End Roll	1/23/2014
2013	101	FV	300,900	900	2.6	542,900	844,700	844,700	Year End Roll	10/25/2012
2012	101	FV	300,900	900	2.6	562,900	864,700	864,700	Year End	1/26/2012
2011	101	FV	317,600	900	2.6	581,300	899,800	899,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HULECKI, ANNE W	62014-39		6/14/2013	FAMILY		1	No	No		
KING CHARLES II	45275-195		5/27/2005	CONVENIENC		1	No	No		
FRASER JOANNE	23266-282		6/3/1993		460000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/4/1997	1269	ROOF	7,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/21/1999	M&L EXTERIOR	602	D TUCKER
3/7/1998	MEAS/EXT INS	602	D TUCKER
5/21/1996	MEAS+INSPCTD	606	J SMITH
1/30/1996	ENTRY DENIED	606	J SMITH
7/8/1995	MEAS/EXT INS	600	PA
6/9/1994	FIELDREV CHG	600	PA
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

