



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	VELING MARY JO
Owner 2:	VELING OLIVER G
Owner 3:	
Street 1:	27 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3401 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		47915.2		SQUARE FE	PRIME SITE		0	6.78	1.469	R3									477,140						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	119,000		1.100	477,100	596,100
Total Card		119,000	1.100	477,100	596,100
Total Parcel		119,000	1.100	477,100	596,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 510.36		/Parcel: 510.36	

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	119,000	0	1.1	477,100	596,100	596,100	Year End Roll	9/28/2017
2017	101	FV	118,000	0	1.1	450,400	568,400	568,400	Year End Roll	9/29/2016
2016	101	FV	117,100	0	1.1	437,000	554,100	554,100	Year End Roll	1/14/2016
2015	101	FV	115,100	0	1.1	404,700	519,800	519,800	Year End	10/2/2014
2014	101	FV	111,200	0	1.1	362,400	473,600	473,600	Year End Roll	1/23/2014
2013	101	FV	109,200	0	1.03	347,300	456,500	456,500	Year End Roll	10/25/2012
2012	101	FV	109,200	0	1.03	382,000	491,200	491,200	Year End	1/26/2012
2011	101	FV	112,200	0	1.03	388,300	500,500	500,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BAYBANK	1129-11		7/1/1994		260000	No	No			BANK SALE
DOUGLAS, LINDA	1128-79		6/22/1994	BANKRUPTCY	0	No	No			
ROOD JANE	1075-34		10/29/1990	OTHER	180000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/19/2010	4406	KITCHEN	15,000	C	7/23/2010			replace kit cabine

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1999	MEAS+INSPCTD	605	BOA
10/20/1998	MEAS/EXT INS	602	D TUCKER
12/6/1995	INSPECTED	607	D KEARLY
8/10/1995	INSPECTED	600	PA
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

