



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'ROURKE KEVIN
Owner 2:	O'ROURKE AMANDA N HILL
Owner 3:	
Street 1:	PO BOX 653
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1923, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 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	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		64905		SQUARE FE	PRIME SITE		0	8.08	1.163	R4									609,810						609,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	450,700	700	1.490	609,800	1,061,200
Total Card		450,700	700	1,490	609,800
Total Parcel		450,700	700	1,490	609,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 291.88		/Parcel: 291.88	

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	450,700	700	1.49	609,800	1,061,200	1,061,200	Year End Roll	9/28/2017
2017	101	FV	432,300	700	1.49	603,800	1,036,800	1,036,800	Year End Roll	9/29/2016
2016	101	FV	418,700	700	1.49	586,400	1,005,800	1,005,800	Year End Roll	1/14/2016
2015	101	FV	404,100	700	1.49	542,600	947,400	947,400	Year End	10/2/2014
2014	101	FV	400,500	700	1.49	505,700	906,900	906,900	Year End Roll	1/23/2014
2013	101	FV	393,200	700	1.49	490,600	884,500	884,500	Year End Roll	10/25/2012
2012	101	FV	393,200	700	1.49	484,000	877,900	877,900	Year End	1/26/2012
2011	101	FV	360,500	700	1.49	500,400	861,600	861,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUNTER WILLIAM	22983-276		3/15/1993		380000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/7/2010	4510	RENOVATI	99,500	C	10/19/2010			construct master b
5/29/2008	3949	ROOF		C				strip & re-roof fr
10/14/2005	3290	W/S FLUE		C				
4/22/1998	1390	DEMOLITI	1,500	C	6/4/1998			DEM OF SHED ONLY 1
4/29/1997	1169	RENO-ADD	110,000	C	6/23/1997			60% 03/03/98 100%
12/6/1993	402	GARAGE	18,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2011	PERMIT VISIT	618	G BOURGAULT
7/25/2007	MEAS+INSPCTD	617	D HASCHIG
6/4/1998	MEAS/EXT INS	602	D TUCKER
6/23/1997	MEAS+INSPCTD	602	D TUCKER
3/27/1996	MEAS+INSPCTD	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH
7/11/1995	INSPECTED	600	PA
6/14/1994	FIELDREV CHG	600	PA
12/29/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

