



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCQUAID RICHARD F
Owner 2:	MCQUAID JANICE L
Owner 3:	
Street 1:	26 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2009 Type:

**PREVIOUS OWNER**

Owner 1:	MCQUAID RICHARD F -
Owner 2:	MCQUAID JANICE L -
Street 1:	26 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2009

**NARRATIVE DESCRIPTION**

This Parcel contains .66 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1918, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		28750		SQUARE FE	PRIME SITE		0	8.08	2.248	R4									522,170						522,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	545,900	11,000	0.660	522,200	1,079,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 290.71						/Parcel: 290.71	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	545,900	11000	.66	522,200	1,079,100	1,079,100	Year End Roll	9/28/2017
2017	101	FV	531,600	11000	.66	517,000	1,059,600	1,059,600	Year End Roll	9/29/2016
2016	101	FV	511,800	11000	.66	502,100	1,024,900	1,024,900	Year End Roll	1/14/2016
2015	101	FV	507,100	11000	.66	464,700	982,800	982,800	Year End	10/2/2014
2014	101	FV	474,400	11000	.66	433,000	918,400	918,400	Year End Roll	1/23/2014
2013	101	FV	465,000	11000	.66	420,100	896,100	896,100	Year End Roll	10/25/2012
2012	101	FV	474,400	11000	.66	436,200	921,600	921,600	Year End	1/26/2012
2011	101	FV	499,900	11000	.66	451,100	962,000	962,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCQUAID RICHARD	57031-218		6/23/2011	FAMILY		1	No	No		
SAVAGE, WILLIAM	26393-321		6/11/1996		458000	No	No			
ORRIN T. SAVAGE	15311-395		11/10/1983	FAMILY	149000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2013	5438	FENCE		C				install fence per
5/24/2011	4738	TEMPORAR		C				tent 5/27 to 5/31
11/21/2007	3820	ADDITION	320,000	C	5/20/2008			2 story at rear &
9/20/1995	817-95	MANUAL	23,000	C	6/17/1996			BATHRM
8/9/1995	788-95	RENO-GAR		C	3/28/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/26/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	B MORGAN
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

