



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		UPLAND FIELD RD, LINCOLN

OWNERSHIP

Owner 1:	DAS BRITTA
Owner 2:	
Owner 3:	
Street 1:	8 UPLAND FIELD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLLERAN - JENNIFER P
Owner 2:	CLARK - ANDREW B
Street 1:	8 UPLAND FIELD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .58 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		25264		SQUARE FE	PRIME SITE		0	8.08	2.517	R4									513,720						513,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	907,000	6,000	0.580	513,700	1,426,700	1411	0				
							GIS Ref				
							GIS Ref				
Total Card					907,000	6,000	0.580	513,700	1,426,700	Entered Lot Size	
Total Parcel					907,000	6,000	0.580	513,700	1,426,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 423.86			/Parcel: 423.86		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	907,000	6000	.58	513,700	1,426,700	1,426,700	Year End Roll	9/28/2017
2017	101	FV	805,600	6000	.58	508,600	1,320,200	1,320,200	Year End Roll	9/29/2016
2016	101	FV	772,400	6000	.58	494,000	1,272,400	1,272,400	Year End Roll	1/14/2016
2015	101	FV	574,200	6000	.58	457,100	1,037,300	1,037,300	Year End	10/2/2014
2014	101	FV	538,700	6000	.58	426,000	970,700	970,700	Year End Roll	1/23/2014
2013	101	FV	528,600	6000	.58	413,300	947,900	947,900	Year End Roll	10/25/2012
2012	101	FV	538,700	6000	.58	429,200	973,900	973,900	Year End	1/26/2012
2011	101	FV	567,200	6000	.58	443,800	1,017,000	1,017,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLERAN,JENNIF	63792-572		6/23/2014		1382000	No	No			
ATKINS JOHN J,	51301-101		6/12/2008		1150000	No	No			
HELLER THOMAS M	34404-201		12/24/2001		825000	No	No			
MEENAN MARION	22166-506		6/29/1992		479700	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/21/2009	4187	RENOVATI	80,000	C	7/28/2009			reno mud room/dini
3/30/2005	3147	RENOVATI	14,660	C	6/3/2008			kit, breakfast are
7/22/1998	1466	ROOF	8,000	C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2010	MEAS/EXT INS	25	D ERSKINE
3/12/2009	MEAS+INSPCTD	100	B MORGAN
6/3/2008	CERT OF OCC	10	EARL MIDGLEY
6/21/2007	MEAS+INSPCTD	100	B MORGAN
7/25/2006	LEFT NOTICE	100	B MORGAN
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
3/6/1999	MEAS/EXT INS	602	D TUCKER
6/20/1994	FIELDREV CHG	600	PA
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

