

Town Of Lincoln



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WANG THOMAS C
Owner 2:	WANG JACQUELINE S
Owner 3:	
Street 1:	10 UPLAND FIELD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3311 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily CONC BLOCK Exterior and ROLLED Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		47480		SQUARE FE	PRIME SITE		0	8.08	1.479	R4									567,572						567,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	297,900	1,900	1.090	567,600	867,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 263.06						/Parcel: 263.06	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	297,900	1900	1.09	567,600	867,400	867,400	Year End Roll	9/28/2017
2017	101	FV	295,100	1900	1.09	562,000	859,000	859,000	Year End Roll	9/29/2016
2016	101	FV	292,600	1900	1.09	545,800	840,300	840,300	Year End Roll	1/14/2016
2015	101	FV	284,800	1900	1.1	506,000	792,700	792,700	Year End	10/2/2014
2014	101	FV	264,200	1900	2.102	544,000	810,100	810,100	Year End Roll	1/23/2014
2013	101	FV	259,100	1900	1.1	457,400	718,400	718,400	Year End Roll	10/25/2012
2012	101	FV	259,100	1900	1.1	475,000	736,000	736,000	Year End	1/26/2012
2011	101	FV	264,200	1900	1.1	491,200	757,300	757,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARTHA GRABILL	15738-516		8/16/1984		315000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/6/2014	5934	ROOF	18,950	C				
11/19/1998	1586	SHED		C	4/14/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/16/1999	ENTRY DENIED	602	D TUCKER
5/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

