

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CORVEZ MARIA
Owner 2:	
Owner 3:	
Street 1:	53 WELLS ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RIDICK - CHRISTOPHER J
Owner 2:	-
Street 1:	57 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 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	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		49222		SQUARE FE	PRIME SITE		0	8.08	1.438	R4									571,794						571,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	159,300		1.130	571,800	731,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 372.54						/Parcel: 372.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	159,300	0	1.13	571,800	731,100	731,100	Year End Roll	9/28/2017
2017	101	FV	155,000	0	1.13	566,100	721,100	721,100	Year End Roll	9/29/2016
2016	101	FV	141,200	0	1.13	549,900	691,100	691,100	Year End Roll	1/14/2016
2015	101	FV	139,800	0	1.13	508,800	648,600	648,600	Year End	10/2/2014
2014	101	FV	129,900	0	1.13	474,100	604,000	604,000	Year End Roll	1/23/2014
2013	101	FV	127,000	0	1.13	460,000	587,000	587,000	Year End Roll	10/25/2012
2012	101	FV	129,900	0	1.13	455,000	584,900	584,900	Year End	1/26/2012
2011	101	FV	132,700	0	1.13	470,100	602,800	602,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIDICK,CHRISTOP	66388-291		11/16/2015		775000	No	No			
KING WILLIAM A,	51562-369		8/12/2008		620000	No	No			
ROSAMOND ROSENM	11853-694		7/1/1970		22404	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2009	4315	ROOF		C				strip & re-roof
1/23/2009	4118	MANUAL	2,500	C	5/26/2009			construct open arb

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	SALES INSP	618	G BOURGAULT
5/26/2009	PERMIT VISIT	25	D ERSKINE
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

