

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FOLEY TR JOHN F
Owner 2:	
Owner 3:	
Street 1:	60 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3200 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .86 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		37461.60156		SQUARE FE	PRIME SITE		0	6.78	1.795	R3									455,877						455,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	239,100		0.860	455,900	695,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.15						/Parcel: 355.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	239,100	0	.86	455,900	695,000	695,000	Year End Roll	9/28/2017
2017	101	FV	230,400	0	.86	430,300	660,700	660,700	Year End Roll	9/29/2016
2016	101	FV	222,800	0	.86	417,600	640,400	640,400	Year End Roll	1/14/2016
2015	101	FV	214,300	0	.86	386,600	600,900	600,900	Year End	10/2/2014
2014	101	FV	212,100	0	.86	346,300	558,400	558,400	Year End Roll	1/23/2014
2013	101	FV	207,900	0	.86	336,200	544,100	544,100	Year End Roll	10/25/2012
2012	101	FV	207,900	0	.86	363,100	571,000	571,000	Year End	1/26/2012
2011	101	FV	214,300	0	.86	375,500	589,800	589,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHN F. FOLEY,	21562-77		11/25/1991	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/23/2004	3042	ROOF		C	3/14/2005			
1/6/1999	1607	RENOVATI	10,000	C	4/21/1999		BATHROOM	
12/28/1998	1601	ROOF		C	4/21/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
4/21/1999	MEAS+INSPCTD	602	D TUCKER
3/28/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.86000	Total SF/SM: 37461.60	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 455,877	SpI Credit	Total: 455,900
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