

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOHR BONNIE J
Owner 2:	
Owner 3:	
Street 1:	54 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3200 Type:

PREVIOUS OWNER

Owner 1:	DESANTIS JOSEPH M -
Owner 2:	SOLOMON SHERYL -
Street 1:	54 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3200

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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		4	1817.60156	SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,737						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	155,300		0.960	464,700	620,000	1398
Total Card		155,300	0.960	464,700	620,000	Entered Lot Size
Total Parcel		155,300	0.960	464,700	620,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 381.77		/Parcel: 381.77		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	155,300	0	.96	464,700	620,000	620,000	Year End Roll	9/28/2017
2017	101	FV	148,200	0	.96	438,700	586,900	586,900	Year End Roll	9/29/2016
2016	101	FV	145,300	0	.96	425,700	571,000	571,000	Year End Roll	1/14/2016
2015	101	FV	139,600	0	.96	394,100	533,700	533,700	Year End	10/2/2014
2014	101	FV	138,200	0	.96	353,000	491,200	491,200	Year End Roll	1/23/2014
2013	101	FV	135,300	0	.96	342,700	478,000	478,000	Year End Roll	10/25/2012
2012	101	FV	135,300	0	.96	370,100	505,400	505,400	Year End	1/26/2012
2011	101	FV	139,600	0	.96	382,800	522,400	522,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DESANTIS JOSEPH	32051-99		11/20/2000		426000	No	No			
POSTEL SHOLEM	21689-60		1/17/1992		279000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2008	4077	ROOF		C				replace roof in re
8/22/2006	3503	TEMPORAR		C				strip & re-roof 10
8/1/2001	2306	MANUAL	5,000	C	4/13/2002			new windows, fron
2/5/2001	2162	MANUAL	16,000	C	6/15/2001			found for porch &
9/7/2000	2072	ROOF		C	6/15/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
4/13/2002	MEAS/EXT INS	613	M COLE
6/15/2001	MEAS/EXT INS	613	M COLE
4/2/1996	MEAS/EXT INS	606	J SMITH
6/16/1994	FIELDREV CHG	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.96000	Total SF/SM:	41817.60	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	464,737	SpI Credit:		Total:	464,700
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