



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOGUE ADAM M
Owner 2:	HOGUE CAITLIN D
Owner 3:	
Street 1:	50 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VON WAHLDE - MATTHEW
Owner 2:	VON WAHLDE - JULIA A
Street 1:	50 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1902, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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:						
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		21780		SQUARE FE	PRIME SITE		0	8.08	2.871	R4									505,275						505,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,600	5,200	0.500	505,300	792,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 335.81						/Parcel: 335.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	354,200	5200	.5	505,300	864,700	864,700	Year End Roll	9/28/2017
2017	101	FV	338,700	5200	.5	500,300	844,200	844,200	Year End Roll	9/29/2016
2016	101	FV	327,600	5200	.5	485,900	818,700	818,700	Year End Roll	1/14/2016
2015	101	FV	315,400	5200	.5	449,600	770,200	770,200	Year End	10/2/2014
2014	101	FV	312,400	5200	.5	419,000	736,600	736,600	Year End Roll	1/23/2014
2013	101	FV	306,300	5200	.5	406,500	718,000	718,000	Year End Roll	10/25/2012
2012	101	FV	330,300	2600	.5	343,900	676,800	676,800	Year End	1/26/2012
2011	101	FV	351,900	2600	.5	349,600	704,100	704,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VON WAHLDE,MATT	70718-569		3/9/2018		785000	No	No			
TERRELL,JOHN H	57281-404		8/11/2011		760000	No	No			
TERRELL JOHN H,	55363-452		9/14/2010	FAMILY		1	No	No		
ELIZABETH C. KA	12116-64		11/19/1971		40000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2005	3179	ROOF		C	5/27/2005			
4/5/2000	1916	MANUAL	24,000	C	5/19/2001			3 season porch
10/11/1996	1066-96	RENOVATI	15,000	C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	SALES INSP	618	G BOURGAULT
6/26/2008	MEAS+INSPCTD	25	D ERSKINE
5/19/2001	MEAS/EXT INS	614	S FOLEY
6/23/1997	MEAS/EXT INS	602	D TUCKER
5/6/1996	MEAS+INSPCTD	606	J SMITH
4/2/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

