

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MACKINTOSH LN, LINCOLN

OWNERSHIP

Owner 1:	COVINO JR TR NICHOLAS
Owner 2:	
Owner 3:	NICHOLAS COVINO JR 2006 REV TR
Street 1:	15 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3203 Type:

PREVIOUS OWNER

Owner 1:	COVINO JR - NICHOLAS
Owner 2:	-
Street 1:	15 MACKINTOSH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3203

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1860, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58371		SQUARE FE	PRIME SITE		0	8.08	1.259	R4									593,971						594,000	

Total AC/HA:	1.34001	Total SF/SM:	58370.84	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	593,971	SpI Credit	Total:	594,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	486,200	200	1.340	594,000	1,080,400		
Total Card	486,200	200	1.340	594,000	1,080,400	Entered Lot Size	
Total Parcel	486,200	200	1.340	594,000	1,080,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		294.96	/Parcel:	294.96	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	486,200	200	1.34	594,000	1,080,400	1,080,400	Year End Roll	9/28/2017
2017	101	FV	469,300	200	1.34	588,100	1,057,600	1,057,600	Year End Roll	9/29/2016
2016	101	FV	456,300	200	1.34	571,200	1,027,700	1,027,700	Year End Roll	1/14/2016
2015	101	FV	445,200	200	1.34	528,500	973,900	973,900	Year End	10/2/2014
2014	101	FV	415,400	200	1.34	492,500	908,100	908,100	Year End Roll	1/23/2014
2013	101	FV	407,900	200	1.34	477,800	885,900	885,900	Year End Roll	10/25/2012
2012	101	FV	407,900	200	1.34	470,800	878,900	878,900	Year End	1/26/2012
2011	101	FV	429,200	200	1.34	486,700	916,100	916,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COVINO JR,NICHO	69762-139		8/11/2017	FAMILY		1	No	No		
ROGERS CHRISTOP	41048-363		9/29/2003		985000	No	No			
STRATTON, NANCY	25558-2		8/10/1995		510000	No	No			
JOHN H. NEELY	20355-289		2/1/1990		469750	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2011	4774	MANUAL	5,371	C				air sealing & insu
2/22/2011	4650	ROOF		C				strip & re-roof dw
1/16/1998	1335	ADDITION	150,000	C	6/9/1998			6/9/98 100%
1/16/1998	1334	DEMOLITI		C				
6/19/1997	1212	RENOVATI	150,000	C	3/3/1998			THIS PERMIT IN ADD
10/7/1993	361	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	615	D VELUTTI
6/9/1998	MEAS+INSPCTD	602	D TUCKER
3/3/1998	MEAS+INSPCTD	602	D TUCKER
3/29/1996	MEAS+INSPCTD	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	23:06:31

LAST REV

Date	Time
10/05/17	16:35:34

blakeley
2049

