



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	WOOD JOANNE S
Owner 2:	
Owner 3:	
Street 1:	106 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KISTIAKOWSKY IRMA E -
Owner 2:	-
Street 1:	106 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 20.594 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily STUCCO Exterior and OTHER Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		8.02		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									240,600						240,600	
132	UNDEV		10.737		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									64,422						64,400	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	385,400	1,200	9.857	783,000	1,169,600		
132			10.737	64,400	64,400		
Total Card	385,400	1,200	20.594	847,400	1,234,000	Entered Lot Size	
Total Parcel	385,400	1,200	20.594	847,400	1,234,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		328.02	/Parcel:	328.02	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	385,400	1200	20.594	847,400	1,234,000	1,234,000	Year End Roll	9/28/2017
2017	101	FV	381,300	1200	20.594	817,000	1,199,500	1,199,500	Year End Roll	9/29/2016
2016	101	FV	371,700	1200	20.594	801,800	1,174,700	1,174,700	Year End Roll	1/14/2016
2015	101	FV	363,500	1200	20.594	765,000	1,129,700	1,129,700	Year End	10/2/2014
2014	101	FV	347,200	1200	20.594	717,000	1,065,400	1,065,400	Year End Roll	1/23/2014
2013	101	FV	339,100	1200	20.504	702,300	1,042,600	1,042,600	Year End Roll	10/25/2012
2012	101	FV	339,100	1200	20.504	982,300	1,322,600	1,322,600	Year End	1/26/2012
2011	101	FV	270,500	1200	20.504	1,028,700	1,300,400	1,300,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KISTIAKOWSKY IR	36288-505		9/3/2002		1350000	No	No			
GEORGE KISTIAKO	9998-71		3/19/1962	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/17/2010	4401	SCREENPR	90,000	C	7/19/2010			construct new sunr

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
8/21/2007	MEAS/EXT INS	617	D HASCHIG
4/13/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	20.59355	Total SF/SM:	897055.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	847,422	Spl Credit		Total:	847,400
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