



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING TERRY B
Owner 2:	BOSSERT LAURA A
Owner 3:	
Street 1:	53 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KING - TERRY B
Owner 2:	BOSSERT - LAURA A
Street 1:	53 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.91 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 4 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:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.533		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,990						16,000	
101	ONE FAM		2.54		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									15,240						15,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	381,000		4.910	677,600	1,058,600		0			
							GIS Ref			
							GIS Ref			
Total Card					381,000	4.910	677,600	1,058,600	Entered Lot Size	
Total Parcel					464,300	4.910	677,600	1,141,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		222.51	/Parcel:	193.23	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	464,300	0	4.91	677,600	1,141,900	1,141,900	Year End Roll	9/28/2017
2017	101	FV	459,100	0	4.91	671,200	1,130,300	1,130,300	Year End Roll	9/29/2016
2016	101	FV	455,300	0	4.91	652,800	1,108,100	1,108,100	Year End Roll	1/14/2016
2015	101	FV	447,700	0	4.91	606,400	1,054,100	1,054,100	Year End	10/2/2014
2014	101	FV	427,500	0	4.91	567,200	994,700	994,700	Year End Roll	1/23/2014
2013	101	FV	416,800	0	4.91	551,200	968,000	968,000	Year End Roll	10/25/2012
2012	101	FV	406,000	0	4.91	603,200	1,009,200	1,009,200	Year End	1/26/2012
2011	101	FV	420,500	0	4.91	612,600	1,033,100	1,033,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KING, TERRY B	66080-273		9/16/2015	FAMILY	100	No	No			
LEE RICHARD S,	50764-75		2/22/2008		1045000	No	No			
LEE RICHARD S,	50660-583		1/31/2008	CONVENIENC	100	No	No			
EST. REED HARWO	14362-193		7/24/1981		220000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2012	4993	RENOVATI	53,700	C				Kit reno including
4/15/2010	4421	RENO-ADD	11,500	C	6/24/2010			install bath by re

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2009	MEAS+INSPCTD	100	B MORGAN
7/8/2006	MEAS+INSPCTD	615	D VELUTTI
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/13/1996	MEAS+EXT INS	606	J SMITH
1/10/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

