



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCADOW JR RONALD N
Owner 2:	STOKEY ELIZABETH E
Owner 3:	
Street 1:	59 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RAGO CHRISTINA TR -
Owner 2:	FIRST MARCUS TRUST -
Street 1:	PO BOX 481
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0481

**NARRATIVE DESCRIPTION**

This Parcel contains 7.56 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.823		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									24,690						24,700	
101	ONE FAM		4.9		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									29,400						29,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	459,500		7.560	700,500	1,160,000	1462	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			300.50		/Parcel: 300.50		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	459,500	0	7.56	700,500	1,160,000	1,160,000	Year End Roll	9/28/2017
2017	101	FV	447,300	0	7.56	694,100	1,141,400	1,141,400	Year End Roll	9/29/2016
2016	101	FV	430,500	0	7.56	675,700	1,106,200	1,106,200	Year End Roll	1/14/2016
2015	101	FV	426,500	0	7.56	629,300	1,055,800	1,055,800	Year End	10/2/2014
2014	101	FV	398,500	0	7.56	590,100	988,600	988,600	Year End Roll	1/23/2014
2013	101	FV	390,500	0	7.56	574,100	964,600	964,600	Year End Roll	10/25/2012
2012	101	FV	368,500	0	7.92	758,300	1,126,800	1,126,800	Year End	1/26/2012
2011	101	FV	373,900	0	7.92	782,200	1,156,100	1,156,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAGO CHRISTINA	56556-413		3/4/2011	BANKRUPTCY	995000	No	No			
SHAYE GLENN TR,	25312-394		4/29/1995	CONVENIENC	0	No	No			
JEFFREY, BENNET	21775-503		2/20/1992	BANKRUPTCY	5000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2012	5006	WDK	12,000	C	6/7/2012			contract deck & re

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2012	MEAS/EXT INS	25	D ERSKINE
12/2/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
4/13/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	7.55955	Total SF/SM:	329294.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	700,490	SpI Credit		Total:	700,500
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