

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHORB III PAUL E
Owner 2:	SHORB ELLEN MEYER
Owner 3:	
Street 1:	99 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	Urner - Joseph F
Owner 2:	Brown - Lorian R
Street 1:	99 South Great Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1979, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	264,300	9,600	1.870	543,400	817,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.66						/Parcel: 294.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	264,300	9600	1.87	543,400	817,300	817,300	Year End Roll	9/28/2017
2017	101	FV	258,900	9600	1.87	513,000	781,500	781,500	Year End Roll	9/29/2016
2016	101	FV	258,900	9600	1.87	497,800	766,300	766,300	Year End Roll	1/14/2016
2015	101	FV	248,000	9600	1.87	461,000	718,600	718,600	Year End	10/2/2014
2014	101	FV	245,300	9600	1.87	413,000	667,900	667,900	Year End Roll	1/23/2014
2013	101	FV	239,800	9600	1.87	401,000	650,400	650,400	Year End Roll	10/25/2012
2012	101	FV	239,800	9600	1.87	441,000	690,400	690,400	Year End	1/26/2012
2011	101	FV	245,300	9600	1.87	448,200	703,100	703,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Urner, Joseph F	60894-547		1/4/2013		700000	No	No			Joseph Urner Death Cert Bk60894 pg
JOSEPH URNER	20361-560		2/5/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2018	6994	SOLAR PA	22,000	C				Install solar pane
4/26/1999	1703	ROOF		C	5/29/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
8/21/2007	MEAS/EXT INS	617	D HASCHIG
5/29/1999	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

