



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	JUMES CHRIS
Owner 2:	CHIOTELIS JOHANNA
Owner 3:	
Street 1:	81 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

**PREVIOUS OWNER**

Owner 1:	CHARRETTE - ANN L
Owner 2:	-
Street 1:	81 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 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	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	312,800		1.837	542,400	855,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 207.22						/Parcel: 207.22	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	312,800	0	1.837	542,400	855,200	855,200	Year End Roll	9/28/2017
2017	101	FV	306,400	0	1.837	512,000	818,400	818,400	Year End Roll	9/29/2016
2016	101	FV	306,400	0	1.837	496,800	803,200	803,200	Year End Roll	1/14/2016
2015	101	FV	293,700	0	1.837	460,000	753,700	753,700	Year End	10/2/2014
2014	101	FV	290,500	0	1.837	412,000	702,500	702,500	Year End Roll	1/23/2014
2013	101	FV	284,200	0	1.837	400,000	684,200	684,200	Year End Roll	10/25/2012
2012	101	FV	254,800	0	1.837	440,000	694,800	694,800	Year End	1/26/2012
2011	101	FV	210,700	0	1.837	447,200	657,900	657,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHARRETTE,ANN L	56924-356		5/31/2011		787000	No	No			
CHARRETTE EDMON	51873-539		11/7/2008	DIVORCE/ESTA	100	No	No			execution of a separation agreement
CLARK GREGORY	21729-330		1/31/1992		310500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2011	4716	MANUAL		C				install a wood sto

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/5/2012	SALES INSP	618	G BOURGAULT
12/2/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
1/16/1997	MEAS+INSPCTD	600	PA
4/12/1996	MEAS/EXT INS	606	J SMITH
6/27/1994	FIELDREV CHG	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

