



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STOCK JAMES H
Owner 2:	STOCK ANNE E DOYLE
Owner 3:	
Street 1:	85 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.23 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,890						34,900	
101	ONE FAM		0.23		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									6,900						6,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	657,000		3.230	584,200	1,241,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		270.89	/Parcel:	270.89	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	657,000	0	3.23	584,200	1,241,200	1,241,200	Year End Roll	9/28/2017
2017	101	FV	645,500	19700	3.23	553,800	1,219,000	1,219,000	Year End Roll	9/29/2016
2016	101	FV	630,300	19700	3.23	538,600	1,188,600	1,188,600	Year End Roll	1/14/2016
2015	101	FV	613,200	19700	3.23	501,800	1,134,700	1,134,700	Year End	10/2/2014
2014	101	FV	567,600	19700	3.23	453,800	1,041,100	1,041,100	Year End Roll	1/23/2014
2013	101	FV	556,200	19700	3.23	441,800	1,017,700	1,017,700	Year End Roll	10/25/2012
2012	101	FV	577,000	19700	3.23	481,800	1,078,500	1,078,500	Year End	1/26/2012
2011	101	FV	589,000	19700	3.23	489,000	1,097,700	1,097,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT SCHNEIDE	21370-189		8/22/1991		527500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/2015	6252	SOLAR PA	45,222	C	12/1/2015			Install solar pane
5/7/1998	1410	MANUAL	25	C	3/31/1999			WOODSTOVE
5/7/1998	1409	MANUAL	25	C	3/31/1999			WOODSTOVE
9/17/1997	1277	ADDITION	220,000	C	6/6/1998			85% 6/98
4/11/1994	443	W/S FLUE		C	8/18/1995			
12/9/1993	407	RENO-GAR	47,800	C	12/29/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
5/29/1999	MEAS+INSPCTD	602	D TUCKER
3/31/1999	MEAS+INSPCTD	602	D TUCKER
6/6/1998	MEAS+INSPCTD	602	D TUCKER
4/13/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/29/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

