



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALVAREZ TR JUAN C
Owner 2:	DELLANINA TR DEBRA
Owner 3:	DEBRA JO DELLANINA REV TRUST
Street 1:	116 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALVAREZ - JUAN C
Owner 2:	DELLANINA - DEBRA
Street 1:	116 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2007, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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		
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	8.08	1.000	R4									646,400						646,400	
130	LAND		1.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,590						34,600	
130	LAND		0.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,200						1,200	Wetland

Total AC/HA:	3.18955	Total SF/SM:	138936.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	682,190	Spl Credit	Total:	682,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,082,700		1.837	646,400	1,729,100		
130		12,000	1.353	35,800	47,800		GIS Ref
							GIS Ref
Total Card	1,082,700	12,000	3.190	682,200	1,776,900	Entered Lot Size	
Total Parcel	1,082,700	12,000	3.190	682,200	1,776,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	367.46	/Parcel:	367.46	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	1,082,700	12000	3.19	682,200	1,776,900	1,776,900	Year End Roll	9/28/2017
2017	101	FV	977,900	12000	3.19	675,800	1,665,700	1,665,700	Year End Roll	9/29/2016
2016	101	FV	954,100	12000	3.19	657,400	1,623,500	1,623,500	Year End Roll	1/14/2016
2015	101	FV	945,800	12000	3.19	611,000	1,568,800	1,568,800	Year End	10/2/2014
2014	101	FV	929,200	12000	3.19	571,800	1,513,000	1,513,000	Year End Roll	1/23/2014
2013	101	FV	912,600	12000	3.38	556,900	1,481,500	1,481,500	Year End Roll	10/25/2012
2012	101	FV	979,000	12000	3.38	576,900	1,567,900	1,567,900	Year End	1/26/2012
2011	101	FV	1,012,200	12000	3.38	595,300	1,619,500	1,619,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALVAREZ, JUAN C	70192-123		11/6/2017	CONVENIENC		1	No	No		
METZNER, MICHAEL	62984-115		11/26/2013		1635000	No	No			
VENTRESCA NICH0	51842-554		10/30/2008		1800000	No	No			
CHAMPENY LEONA	47314-446		4/18/2006	CHANGE IN US	550000	No	No			
CHAMPENY JOHN C	16703-382		1/10/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/12/2009	4206	FENCE		C				install 6ft fenc a
4/11/2007	3647	POOL		C	4/29/2009			install 16x40 pool
11/3/2006	3558	NEW HOME	875,000	C	5/25/2007			New house;certoccu

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/6/2008	MEAS+INSPCTD	100	B MORGAN
5/25/2007	MEAS+INSPCTD	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	82 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	23:29:21

LAST REV

Date	Time
11/30/17	14:19:57

blakeley
2099

