



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARNES MICHELLE L
Owner 2:	
Owner 3:	
Street 1:	122 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

PREVIOUS OWNER

Owner 1:	GREENSPUN - PHILIP
Owner 2:	-
Street 1:	122 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

NARRATIVE DESCRIPTION

This Parcel contains 5.497 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 1 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.61		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									18,300						18,300	
101	ONE FAM		3.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									18,300						18,300	Wetland

Total AC/HA:	5.49655	Total SF/SM:	239429.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	833,400	Spl Credit		Total:	833,400
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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	452,400	31,100	5.497	833,400	1,316,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	291.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	452,400	31100	5.497	833,400	1,316,900	1,316,900	Year End Roll	9/28/2017
2017	101	FV	452,400	31100	5.497	833,400	1,316,900	1,316,900	Year End Roll	9/29/2016
2016	101	FV	447,900	31100	5.497	781,400	1,260,400	1,260,400	Year End Roll	1/14/2016
2015	101	FV	430,200	31100	5.497	726,200	1,187,500	1,187,500	Year End	10/2/2014
2014	101	FV	425,800	31100	5.497	716,600	1,173,500	1,173,500	Year End Roll	1/23/2014
2013	101	FV	416,900	31100	5.28	690,100	1,138,100	1,138,100	Year End Roll	10/25/2012
2012	101	FV	439,900	31100	5.28	710,100	1,181,100	1,181,100	Year End	1/26/2012
2011	101	FV	449,500	31100	5.28	756,500	1,237,100	1,237,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREENSPUN,PHILI	63931-429		7/17/2014	DIVORCE/ESTA		1	No	No		
ANDERSON MICHAE	51767-76		10/7/2008		1400000	No	No			
CHAMPENY, LEONA	24576-103		5/27/1994		510000	No	No			
JOHN C. CHAMPEN	16703-379		1/10/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2014	5957	WINDOWS	15,500	C				
8/24/2005	3263	MANUAL	49,000	C				redo deck, resuppo
10/13/1999	1823	ADDITION	125,000	C	6/26/2000			6/26/00 100%
9/28/1999	1811	TENN.CO	25,000	C	6/26/2000			6/26/00 100%
6/24/1999	1755	RENOVATI	45,000	C	6/26/2000			6/26/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2010	MEAS+INSPCTD	100	B MORGAN
6/17/2006	PERMIT VISIT	615	D VELUTTI
6/26/2000	MEAS+INSPCTD	611	P MULHERN
4/12/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

