



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MEHTA JAI D
Owner 2:	GRAY CHERYL A
Owner 3:	
Street 1:	124 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

**PREVIOUS OWNER**

Owner 1:	HANIG TR - ROBERT L
Owner 2:	HANIG TR - MILADA
Street 1:	124 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

**NARRATIVE DESCRIPTION**

This Parcel contains 1.31 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		57064		SQUARE FE	PRIME SITE		0	6.78	1.281	R3									495,748						495,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	576,600	4,500	1.310	495,700	1,076,800		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 260.17						/Parcel: 260.17	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	576,600	4500	1.31	495,700	1,076,800	1,076,800	Year End Roll	9/28/2017
2017	101	FV	567,500	4500	1.31	468,000	1,040,000	1,040,000	Year End Roll	9/29/2016
2016	101	FV	551,900	4500	1.31	454,100	1,010,500	1,010,500	Year End Roll	1/14/2016
2015	101	FV	428,600	4500	1.31	420,400	853,500	853,500	Year End	10/2/2014
2014	101	FV	412,500	4500	1.31	376,600	793,600	793,600	Year End Roll	1/23/2014
2013	101	FV	512,400	4500	1.31	365,600	882,500	882,500	Year End Roll	10/25/2012
2012	101	FV	512,400	4500	1.31	380,400	897,300	897,300	Year End	1/26/2012
2011	101	FV	522,500	4500	1.31	386,600	913,600	913,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HANIG TR,ROBERT	64149-433		8/28/2014		1192500	No	No			
HANIG ROBERT L,	47076-137		2/28/2006	FAMILY	100	No	No			
OLSHANSKY KENNE	28452-251		4/15/1998		538000	No	No			
KENNETH OLSHANS	19241-225		8/3/1988	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2007	3737	RENOVATI	40,000	C	6/17/2008			remove walls and c
5/9/2005	3174	RENO-ADD	300,000	C				gar w/mudrm ext ki
7/22/1998	1468	ROOF	5,000	C	3/31/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
6/17/2008	MEAS/EXT INS	100	B MORGAN
6/17/2006	MEAS+INSPCTD	615	D VELUTTI
3/31/1999	MEAS/EXT INS	602	D TUCKER
4/12/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.31001	Total SF/SM:	57064.04	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	495,748	Spl Credit:		Total:	495,700
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