



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	SANDER LAURA C
Owner 2:	SANDER THOMAS H
Owner 3:	
Street 1:	100 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

Owner 1:	WISE RICHARD G -
Owner 2:	GOODWIN AMY B -
Street 1:	100 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

NARRATIVE DESCRIPTION

This Parcel contains .87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 4 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	B	CESSPL
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		37897.19922		SQUARE FE	PRIME SITE		0	6.78	1.778	R3									456,763						456,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	743,000		0.870	456,800	1,199,800	1517	0
Total Card							743,000
Total Parcel							743,000
Source: Market Adj Cost							Total Value per SQ unit /Card: 305.99 /Parcel: 305.99
Entered Lot Size							Total Land: 7
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	743,000	0	.87	456,800	1,199,800	1,199,800	Year End Roll	9/28/2017
2017	101	FV	669,100	0	.87	431,200	1,100,300	1,100,300	Year End Roll	9/29/2016
2016	101	FV	650,500	0	.87	418,400	1,068,900	1,068,900	Year End Roll	1/14/2016
2015	101	FV	645,100	0	.87	387,400	1,032,500	1,032,500	Year End	10/2/2014
2014	101	FV	607,200	0	.87	347,000	954,200	954,200	Year End Roll	1/23/2014
2013	101	FV	596,400	0	.87	336,800	933,200	933,200	Year End Roll	10/25/2012
2012	101	FV	623,800	0	.87	370,500	994,300	994,300	Year End	1/26/2012
2011	101	FV	635,100	0	.87	376,600	1,011,700	1,011,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE RICHARD G,	47810-237		7/14/2006	MULTI-PARCEL	1167500	No	No			Sale included 85 28 0
WISE RICHARD G	44619-598		2/10/2005	CONVENIENC		1	No	No		
WISE RICHARD G,	31197-474		2/11/2000	CONVENIENC		0	No	No		
LENNON, STEVEN	26880-369		12/4/1996	CHD>SALE	420000	No	No			
LENNON, JAMES V	13722-352		6/26/1979	FAMILY	75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2012	5248	RENOVATI	46,000	C				replace existing e
10/12/2012	5186	RENOVATI	4,000	C				remove 2 exterior
8/6/2012	5122	WDK	6,000	C				repair damage to a
4/1/2009	4142	WDK	2,000	C				repair & rebuild d
6/24/1999	1756	ADDITION	90,000	C	6/12/2000			bedroom 6/12/200
6/5/1997	1200	RENOVATI	6,500	C	3/7/1998			80% 3/7/98 100%
4/10/1997	1159-97	ROOF		C	7/16/1997			
2/19/1997	1134-97	MANUAL	5,000	C	7/16/1997			AC,ALARM 3/7/98 10
12/20/1996	1108-96	RENOVATI	70,000	C	7/16/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
6/12/2000	MEAS+INSPCTD	611	P MULHERN
3/7/1998	MEAS+INSPCTD	602	D TUCKER
7/16/1997	MEAS/EXT INS	600	PA
3/28/1996	MEAS+INSPCTD	606	J SMITH
10/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

