



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CHEN SHU
Owner 2:	
Owner 3:	
Street 1:	117 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3812 Type:

**PREVIOUS OWNER**

Owner 1:	CREIGHTON - G ALEXANDER
Owner 2:	CREIGHTON - ELIZABETH L
Street 1:	117 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3812

**NARRATIVE DESCRIPTION**

This Parcel contains 2.597 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:				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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.76		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,560						4,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	453,600	11,600	2.597	651,000	1,116,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 290.00						/Parcel: 290.00	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	453,600	11600	2.597	651,000	1,116,200	1,116,200	Year End Roll	9/28/2017
2017	101	FV	445,100	11600	2.597	644,600	1,101,300	1,101,300	Year End Roll	9/29/2016
2016	101	FV	438,600	11600	2.597	626,200	1,076,400	1,076,400	Year End Roll	1/14/2016
2015	101	FV	421,800	11600	2.597	579,800	1,013,200	1,013,200	Year End	10/2/2014
2014	101	FV	417,600	11600	2.597	540,600	969,800	969,800	Year End Roll	1/23/2014
2013	101	FV	409,200	11600	2.597	524,600	945,400	945,400	Year End Roll	10/25/2012
2012	101	FV	409,200	11600	2.6	460,200	881,000	881,000	Year End	1/26/2012
2011	101	FV	417,600	11600	2.6	475,500	904,700	904,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CREIGHTON,G ALE	71069-421		5/29/2018		1130000	No	No			
FRANK CASILIO	17181-544		7/9/1986		255000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/6/2002	2431	W/S FLUE		C				
8/13/2001	2317	RENO-ADD	270,000	C	5/10/2003			
8/13/2001	2316	MANUAL	15,000	C	5/10/2003			dck & screen shelt

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/21/2008	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS+INSPCTD	615	D VELUTTI
12/21/1998	ABATE-INSPEC	600	PA
3/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	2.59655	Total SF/SM:	113105.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,960	SpI Credit		Total:	651,000
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