



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MACKINTOSH LN, LINCOLN

OWNERSHIP

Owner 1:	MANSFIELD FREDRICK L
Owner 2:	MANSFIELD M JOAN F
Owner 3:	
Street 1:	12 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3204 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		47480		SQUARE FE	PRIME SITE		0	8.08	1.479	R4									567,572						567,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	436,700	2,800	1.090	567,600	1,007,100
Total Card	436,700	2,800	1.090	567,600	1,007,100
Total Parcel	436,700	2,800	1.090	567,600	1,007,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		240.98	/Parcel: 240.98

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
10/18/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	436,700	2800	1.09	567,600	1,007,100	1,007,100	Year End Roll	9/28/2017
2017	101	FV	429,000	2800	1.09	562,000	993,800	993,800	Year End Roll	9/29/2016
2016	101	FV	425,100	2800	1.09	545,800	973,700	973,700	Year End Roll	1/14/2016
2015	101	FV	413,400	2800	1.09	505,100	921,300	921,300	Year End	10/2/2014
2014	101	FV	382,200	2800	1.09	470,600	855,600	855,600	Year End Roll	1/23/2014
2013	101	FV	374,400	2800	1.09	456,600	833,800	833,800	Year End Roll	10/25/2012
2012	101	FV	421,300	3400	1.09	447,800	872,500	872,500	Year End	1/26/2012
2011	101	FV	427,800	3400	1.09	463,000	894,200	894,200	Year End	2/10/2011

Parcel ID 153 4 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICHARD S. MANS	21266-235		7/2/1991	FAMILY	265000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	23:53:59

LAST REV

Date	Time
11/20/13	15:39:51

USER DEFINED

Prior Id # 1:	84 7 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2013	5525	WOOD STO		C				install a wood sto
6/1/2005	3197	GARAGE	50,000	C				
1/2/2001	2151	RENOVATI	14,000	C	5/19/2001			bathroom
5/1/1996	939-96	MANUAL	5,500	C	6/5/1997			MUDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS/EXT INS	615	D VELUTTI
9/22/2001	M&L COMPLETE	615	D VELUTTI
5/19/2001	MEAS+INSPCTD	614	S FOLEY
6/5/1997	MEAS+INSPCTD	602	D TUCKER
3/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

