



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BAU DAVID
Owner 2:	YEH HEIDI
Owner 3:	
Street 1:	88 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	YAMRON JOSEPH -
Owner 2:	YAMRON JOAN K -
Street 1:	88 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3207

**NARRATIVE DESCRIPTION**

This Parcel contains 4.1 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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:						
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 Influ	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		2.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									67,890						67,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,640,600	17,100	4.100	714,300	2,372,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.49						/Parcel: 409.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,640,600	17100	4.1	714,300	2,372,000	2,372,000	Year End Roll	9/28/2017
2017	101	FV	1,565,000	17100	4.1	707,900	2,290,000	2,290,000	Year End Roll	9/29/2016
2016	101	FV	1,550,200	17100	4.1	689,500	2,256,800	2,256,800	Year End Roll	1/14/2016
2015	101	FV	1,534,500	17100	4.1	643,100	2,194,700	2,194,700	Year End	10/2/2014
2014	101	FV	1,503,800	5300	4.1	603,900	2,113,000	2,113,000	Year End Roll	1/23/2014
2013	101	FV	1,472,200	5300	4.16	589,700	2,067,200	2,067,200	Year End Roll	10/25/2012
2012	101	FV	1,471,700	5300	4.16	609,700	2,086,700	2,086,700	Year End	1/26/2012
2011	101	FV	1,582,500	5300	4.16	628,100	2,215,900	2,215,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YAMRON JOSEPH,	49189-581		3/28/2007	CHD>SALE	1185000	No	No			
SPENCER, HENRY	16139-542		5/2/1985		425000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/2/2014	5625	FINISH B	30,000	C	5/13/2014			remodel bmt recrea
1/17/2013	5302	SOLAR PA	57,488	C				install roof mount
3/28/2008	3903	POOL		C				const indoor/ingro
12/17/2007	3844	NEW HOME	1,615,174	C	4/29/2009			
11/19/2007	3817	DEMOLITI		C				
10/23/2001	2378	ROOF		C				part of roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	PERMIT VISIT	100	B MORGAN
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/27/1996	MEAS+INSPCTD	606	J SMITH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

