



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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: N
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 5.7 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		2.00955		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									60,287						60,300	Access
132	UNDEV		3.69		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									22,140						22,100	Wetland

Total AC/HA:	5.69955	Total SF/SM:	248272.41	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	82,427	Spl Credit:		Total:	82,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			5.700	82,400	82,400	1517	0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							
Entered Lot Size							
Total Land:							
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	132	FV		0	5.7	82,400	82,400	82,400	Year End Roll	9/28/2017
2017	132	FV		0	5.7	82,400	82,400	82,400	Year End Roll	9/29/2016
2016	132	FV		0	5.7	82,400	82,400	82,400	Year End Roll	1/14/2016
2015	132	FV		0	5.7	82,400	82,400	82,400	Year End	10/2/2014
2014	132	FV		0	5.7	82,400	82,400	82,400	Year End Roll	1/23/2014
2013	132	FV		0	5.7	82,400	82,400	82,400	Year End Roll	10/25/2012
2012	132	FV		0	6.14	85,100	85,100	85,100	Year End	1/26/2012
2011	132	FV		0	6.14	85,100	85,100	85,100	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	Yes	No			Sale included 84-10-0
WISE RICHARD G	44619-598		2/10/2005	CONVENIENC		1	Yes	No		
WISE RICHARD G,	31197-474		2/11/2000	CONVENIENC		0	Yes	No		
LENNON, STEVEN	26880-369		12/4/1996	CHD>SALE	420000	Yes	No			PRIMARY PAR 84-10-0
LENNON JAMES V	13722-352		6/26/1979	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

