



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	ZWEIDLER-MCKAY PATRICK A
Owner 2:	ZWEIDLER-MCKAY ALIDA C
Owner 3:	
Street 1:	111 OLD COUNTY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KLUGE - ARTHUR F
Owner 2:	KLUGE - SUSAN C
Street 1:	PO BOX 6177
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6177

NARRATIVE DESCRIPTION

This Parcel contains 1.859 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1996, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		0.022		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									660						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	611,900		1.859	647,100	1,259,000
Total Card		611,900	1.859	647,100	1,259,000
Total Parcel		611,900	1.859	647,100	1,259,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 277.74		/Parcel: 277.74	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	611,900	0	1.859	647,100	1,259,000	1,259,000	Year End Roll	9/28/2017
2017	101	FV	615,800	0	1.859	640,700	1,256,500	1,256,500	Year End Roll	9/29/2016
2016	101	FV	601,800	0	1.859	622,300	1,224,100	1,224,100	Year End Roll	1/14/2016
2015	101	FV	586,900	0	1.859	575,900	1,162,800	1,162,800	Year End	10/2/2014
2014	101	FV	547,000	0	1.859	536,700	1,083,700	1,083,700	Year End Roll	1/23/2014
2013	101	FV	567,700	0	1.859	520,700	1,088,400	1,088,400	Year End Roll	10/25/2012
2012	101	FV	592,600	0	1.859	572,700	1,165,300	1,165,300	Year End	1/26/2012
2011	101	FV	604,600	0	1.859	582,100	1,186,700	1,186,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KLUGE,ARTHUR F	68318-528		10/31/2016		1235000	No	No			
WELLSPRING BUIL	26391-44		6/10/1996		699900	No	No			
PERRY, DAVID +	25455-004		6/30/1995		265000	Yes	No			DIVISION OF 89-1

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/4/2012	5153	RENOVATI	45,437	C	1/17/2013			remodel second fl
9/25/2009	4282	ROOF		C				strip & re-roof ho
7/24/2006	3480	RENOVATI	23,500	C				replace existing e
4/4/2005	3151	ROOF		C	4/8/2005			
2/2/2001	2159	FINISH B	12,000	C	5/19/2001			also a bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
6/18/2013	MEAS+INSPCTD	25	D ERSKINE
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	614	S FOLEY
6/3/1998	MEAS+INSPCTD	600	PA
2/24/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

