

Town Of Lincoln

!2226!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRANDT JOHN H
Owner 2:	BRANDT MARILYN R
Owner 3:	
Street 1:	131 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1960, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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:						
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
101	ONE FAM		64033		SQUARE FE	PRIME SITE		0	8.08	1.175	R4									607,696						607,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	245,300	20,400	1.470	607,700	873,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 328.65						/Parcel: 328.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	245,300	20400	1.47	607,700	873,400	873,400	Year End Roll	9/28/2017
2017	101	FV	245,300	20400	1.47	601,700	867,400	867,400	Year End Roll	9/29/2016
2016	101	FV	242,600	20400	1.47	584,400	847,400	847,400	Year End Roll	1/14/2016
2015	101	FV	232,000	20400	1.47	540,800	793,200	793,200	Year End	10/2/2014
2014	101	FV	229,300	20400	1.47	503,900	753,600	753,600	Year End Roll	1/23/2014
2013	101	FV	224,000	20400	1.47	488,900	733,300	733,300	Year End Roll	10/25/2012
2012	101	FV	241,900	20400	1.47	413,700	676,000	676,000	Year End	1/26/2012
2011	101	FV	247,700	20400	1.47	420,400	688,500	688,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARILYN R.L. WO	14294-481		5/20/1981	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
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	D TUCKER
2/24/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.47000	Total SF/SM:	64033.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	607,696	SpI Credit		Total:	607,700
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