



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KUPERWASSER CHARLOTTE
Owner 2:	GUPTA PIYUSH
Owner 3:	
Street 1:	149 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TERELL - TIMOTHY
Owner 2:	-
Street 1:	149 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.079 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1953, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.24245		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,274						7,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	426,300	5,000	2.079	653,700	1,085,000		0
							GIS Ref
							GIS Ref
Total Card	426,300	5,000	2.079	653,700	1,085,000	Entered Lot Size	
Total Parcel	426,300	5,000	2.079	653,700	1,085,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 419.40		/Parcel: 419.40			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	101	FV	426,300	5000	2.079	653,700	1,085,000	1,085,000	Year End Roll	9/28/2017
2017	101	FV	426,300	5000	2.079	647,300	1,078,600	1,078,600	Year End Roll	9/29/2016
2016	101	FV	413,800	5000	2.079	628,900	1,047,700	1,047,700	Year End Roll	1/14/2016
2015	101	FV	396,900	5000	2.079	582,500	984,400	984,400	Year End	10/2/2014
2014	101	FV	392,700	5000	2.079	543,300	941,000	941,000	Year End Roll	1/23/2014
2013	101	FV	384,200	5000	2.079	527,300	916,500	916,500	Year End Roll	10/25/2012
2012	101	FV	301,000	5000	2.079	447,300	753,300	753,300	Year End	1/26/2012
2011	101	FV	221,800	5000	2.079	454,500	681,300	681,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TERELL,TIMOTHY	64139-293		8/27/2014		1150000	No	No			
WOLF,JULIE A	57168-289		7/20/2011		1000000	No	No			
MCGARRY MICHAEL	55948-437		11/30/2010		850000	No	No			
BUCHOLTZ MELVYN	28938-587		8/6/1998		425000	No	No			
BUCHOLTZ MELVYN	21699-574		1/22/1992	CONVENIENC	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/18/2013	5604	WINDOWS	1,500	C				install 3 replacem
4/6/2011	4677	RENOVATI	25,000	C	7/13/2011			replace kitchen co
12/21/2010	4633	RENOVATI	75,000	C	7/13/2011			1st floor bth remo
8/24/2010	4550	WDK	2,000	C	7/13/2011			construct wood fra
10/10/2003	2789	ROOF		C				
7/3/2002	2532	MANUAL	500	C	6/18/2003			shed/playhouse
7/23/2001	2299	MANUAL		C	6/22/2002			relocate chicken c
12/8/1998	1596	FINISH B	10,000	C	6/26/2000			6/26/00 60%

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
10/5/2009	MEAS/EXT INS	25	D ERSKINE
6/18/2003	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/22/2002	MEAS/EXT INS	613	M COLE
5/19/2001	MEAS/EXT INS	614	S FOLEY
6/26/2000	MEAS/EXT INS	611	P MULHERN
6/2/1999	M&L COMPLETE	602	D TUCKER
2/23/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

