



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HIRTLE PETER B
Owner 2:	THOMAS SARAH E
Owner 3:	
Street 1:	160 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4604 Type:

PREVIOUS OWNER

Owner 1:	ARSHAD - GULREZ
Owner 2:	ARSHAD - SARA C
Street 1:	160 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4604

NARRATIVE DESCRIPTION

This Parcel contains 5.953 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		4.116		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									123,480						123,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	604,800	18,100	5.953	920,300	1,543,200	6/07 Excess land does not perc - no secondary building lots possible.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 471.09						/Parcel: 401.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	814,900	18100	5.953	920,300	1,753,300	1,753,300	Year End Roll	9/28/2017
2017	101	FV	764,900	18100	5.953	920,300	1,703,300	1,703,300	Year End Roll	9/29/2016
2016	101	FV	745,600	18100	5.953	868,300	1,632,000	1,632,000	Year End Roll	1/14/2016
2015	101	FV	724,500	18100	5.953	813,100	1,555,700	1,555,700	Year End	10/2/2014
2014	101	FV	715,900	18100	8.6	882,900	1,616,900	1,616,900	Year End Roll	1/23/2014
2013	101	FV	703,300	18100	8.6	862,900	1,584,300	1,584,300	Year End Roll	10/25/2012
2012	101	FV	713,800	18100	8.6	882,900	1,614,800	1,614,800	Year End	1/26/2012
2011	101	FV	729,400	18100	8.6	929,300	1,676,800	1,676,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARSHAD,GULREZ	62527-544		8/27/2013		2275000	No	No			
THIESSEN ARTHUR	14337-328		7/1/1981		355000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/15/2014	5902	MANUAL	3,500	C				
8/3/2014	5854	RENOVATI	108,000	C	12/18/2014			Renovate kitchen,
7/31/2014	5853	MANUAL	7,120	C				
10/13/1995	833-95	SHED	10,000	C	6/24/1996			
9/1/1994	558-94	GARAGE	50,000	C	9/6/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
11/7/2013	MEAS+INSPECTD	618	G BOURGAULT
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
6/11/1997	MEAS/EXT INS	602	D TUCKER
2/24/1996	MEAS+INSPECTD	606	J SMITH
9/6/1995	PERMIT VISIT	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

