



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	SOYKAN ELISA FREDERICKSON
Owner 2:	
Owner 3:	
Street 1:	99 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOYKAN - HALUK
Owner 2:	SOYKAN - ELISA FREDERICKSON
Street 1:	99 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.18 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2001, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		51400		SQUARE FE	PRIME SITE		0	6.78	1.389	R3									484,228						484,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,219,900		1.180	484,200	1,704,100	3464	0			
							GIS Ref			
							GIS Ref			
Total Card					1,219,900	1.180	484,200	1,704,100	Entered Lot Size	
Total Parcel					1,219,900	1.180	484,200	1,704,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		348.77	/Parcel:	348.77	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	1,219,900	0	1.18	484,200	1,704,100	1,704,100	Year End Roll	9/28/2017
2017	101	FV	1,131,800	0	1.18	457,100	1,588,900	1,588,900	Year End Roll	9/29/2016
2016	101	FV	1,083,400	0	1.18	443,500	1,526,900	1,526,900	Year End Roll	1/14/2016
2015	101	FV	1,073,000	0	1.18	410,700	1,483,700	1,483,700	Year End	10/2/2014
2014	101	FV	1,000,200	0	1.18	367,800	1,368,000	1,368,000	Year End Roll	1/23/2014
2013	101	FV	979,400	0	1.18	357,100	1,336,500	1,336,500	Year End Roll	10/25/2012
2012	101	FV	1,000,200	0	1.18	389,500	1,389,700	1,389,700	Year End	1/26/2012
2011	101	FV	1,059,500	0	1.18	395,900	1,455,400	1,455,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOYKAN,HALUK	65803-391		7/28/2015	DIVORCE/ESTA		1	No	No		
MACARTHUR CONST	40644-147		8/27/2003		1550000	No	No			
R D KANNIARD HO	31817-008		9/13/2000		430000	No	No			
MCCOLL ARCHIBAL	29612-479		12/23/1998		325000	No	No			
MCCOLL ARCHIBAL	14597-195		4/30/1982	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/9/2016	6619	ROOF	12,040	C				Strip & re-roof dw
3/4/2016	6357	MANUAL	12,000	C	4/14/2016			Construct enclosur
4/15/2015	6055	RENOVATI	30,000	C	8/17/2015			Remodel bathroom
3/28/2006	3378	MANUAL	55,958	C	7/24/2006			Construct gym in b
4/17/2001	2203	NEW HOME	300,000	C	6/22/2002			6/22/02 80%
4/11/2000	1920	DEMOLITI		C	6/27/2000			house 6/27/00 0%

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	B MORGAN
6/22/2002	MEAS+INSPCTD	613	M COLE
8/15/2001	MEAS/EXT INS	600	PA
6/27/2000	MEAS/EXT INS	611	P MULHERN
10/28/1998	MEAS/EXT INS	602	D TUCKER
1/31/1996	MEAS+INSPCTD	606	J SMITH
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

