



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	MANOS CHRISTOPHER G
Owner 2:	MANOS LAURIE A
Owner 3:	
Street 1:	1 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Influ	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,890						61,900	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									5,760						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	485,300	1,400	4.860	610,100	1,096,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 324.92						/Parcel: 324.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Year End Roll	9/28/2017
2017	101	FV	477,000	1400	4.86	579,700	1,058,100	1,058,100	Year End Roll	9/29/2016
2016	101	FV	466,000	1400	4.86	564,500	1,031,900	1,031,900	Year End Roll	1/14/2016
2015	101	FV	453,700	1400	4.86	527,700	982,800	982,800	Year End	10/2/2014
2014	101	FV	421,100	1400	4.86	479,700	902,200	902,200	Year End Roll	1/23/2014
2013	101	FV	412,900	1400	4.86	467,700	882,000	882,000	Year End Roll	10/25/2012
2012	101	FV	412,900	1400	4.86	607,700	1,022,000	1,022,000	Year End	1/26/2012
2011	101	FV	421,100	1400	4.86	626,100	1,048,600	1,048,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FIRST ATLANTIC	22956-218		3/3/1993	CHANGE IN US	175000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/20/2011	4950	ROOF		C				strip & re-roof dw
11/30/2009	4340	RENOVATI	34,000	C	7/23/2010			install vinyl sidi
6/7/1995	736-95	SHED	2,500	C	3/5/1996			
2/17/1993	201	NEW HOME	275,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	D VELUTTI
3/5/1996	MEAS/EXT INS	606	J SMITH
2/5/1994	PERMIT VISIT	600	PA
12/17/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

