



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NICHOLSON CRAIG
Owner 2:	NICHOLSON KATHERINE
Owner 3:	
Street 1:	5 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

**PREVIOUS OWNER**

Owner 1:	Coyne - James M
Owner 2:	Coyne - Karen L
Street 1:	5 Forester Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3505

**NARRATIVE DESCRIPTION**

This Parcel contains .78 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		33977		SQUARE FE	PRIME SITE		0	6.78	1.948	R3									448,789						448,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	387,800		0.780	448,800	836,600
Total Card		387,800	0.780	448,800	836,600
Total Parcel		387,800	0.780	448,800	836,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 150.50		/Parcel: 150.50	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	387,800	0	.78	448,800	836,600	836,600	Year End Roll	9/28/2017
2017	101	FV	377,800	0	.78	423,600	801,400	801,400	Year End Roll	9/29/2016
2016	101	FV	363,800	0	.78	411,100	774,900	774,900	Year End Roll	1/14/2016
2015	101	FV	360,600	0	.78	380,600	741,200	741,200	Year End	10/2/2014
2014	101	FV	337,600	0	.78	340,900	678,500	678,500	Year End Roll	1/23/2014
2013	101	FV	331,100	0	.78	331,000	662,100	662,100	Year End Roll	10/25/2012
2012	101	FV	337,600	0	.78	446,800	784,400	784,400	Year End	1/26/2012
2011	101	FV	357,200	0	.78	462,000	819,200	819,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Coyne,James M	60998-80		1/17/2013	PARTIAL INTR	1565000	No	No			land also in Waltham
HOLWAY THERESA	28784-168		6/30/1998	OTHER	780500	Yes	No			partially in Waltham
FIRST ATLANTIC	23218-289		5/24/1993	PARTIAL INTR	178000	Yes	No			PART IN WALTHAM

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/7/2016	6548	ROOF	26,000	C				Strip & re-roof dw
4/26/2011	4700	RENOVATI	50,000	C	7/13/2011			reno existing mast
1/7/2005	3114	RENOVATI	125,000	C	6/4/2005			kitchen & window r
8/12/1993	312	NEW HOME	325,000	C	12/17/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
9/15/2001	M&L COMPLETE	615	D VELUTTI
3/5/1996	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
12/17/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

