



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KENNEDY LAND CORPORATION
Owner 2:	KENNEDY CAROLYN M
Owner 3:	
Street 1:	1 WATERMILL PL #419
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02174-4140 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.399 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
132	UNDEV		1.989		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									59,670						59,700	Unbuildable
132	UNDEV		1.41		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									8,460						8,500	Wetland

Total AC/HA:	3.39900	Total SF/SM:	148060.44	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 3	Total:	68,130	SpI Credit		Total:	68,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			3.399	68,200	68,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	3.399	68,200	68,200	68,200	Year End Roll	9/28/2017
2017	132	FV		0	3.399	68,200	68,200	68,200	Year End Roll	9/29/2016
2016	132	FV		0	3.399	68,200	68,200	68,200	Year End Roll	1/14/2016
2015	132	FV		0	3.399	68,200	68,200	68,200	Year End	10/2/2014
2014	132	FV		0	3.399	68,200	68,200	68,200	Year End Roll	1/23/2014
2013	132	FV		0	2.979	55,600	55,600	55,600	Year End Roll	10/25/2012
2012	132	FV		0	2.979	55,600	55,600	55,600	Year End	1/26/2012
2011	132	FV		0	2.979	55,600	55,600	55,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KENNEDY JOHN	10871-476		7/19/1965	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	90 9 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	00:57:34

LAST REV

Date	Time
03/26/13	11:11:38

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