



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	TERPSTRA VICTOR J
Owner 2:	
Owner 3:	
Street 1:	16 BROWNING LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FREED - FLORENCE W
Owner 2:	-
Street 1:	PO BOX 236
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3911

NARRATIVE DESCRIPTION

This Parcel contains 2.557 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.72		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,320						4,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	289,000	400	2.557	801,100	1,090,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 317.28						/Parcel: 317.28	Insp Date
							08/21/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	289,000	400	2.557	801,100	1,090,500	1,090,500	Year End Roll	9/28/2017
2017	101	FV	284,000	400	2.557	801,100	1,085,500	1,085,500	Year End Roll	9/29/2016
2016	101	FV	281,400	400	2.557	749,100	1,030,900	1,030,900	Year End Roll	1/14/2016
2015	101	FV	273,800	400	2.557	693,900	968,100	968,100	Year End	10/2/2014
2014	101	FV	253,400	400	2.557	684,300	938,100	938,100	Year End Roll	1/23/2014
2013	101	FV	248,400	400	2.557	664,300	913,100	913,100	Year End Roll	10/25/2012
2012	101	FV	248,400	400	2.56	655,300	904,100	904,100	Year End	1/26/2012
2011	101	FV	253,400	400	2.56	699,600	953,400	953,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FREED,FLORENCE	55177-235		8/16/2010		830000	No	No			
FREED,CHARLES	55064-364		7/28/2010	FAMILY		1	No	No		
FREED CHARLES,	54961-488		7/8/2010	FAMILY		1	No	No		
FREED CHARLES,	44202-550		11/30/2004	CONVENIENC		0	No	No		RELEASE DEED & UTILITY LINES
FREED CHARLES,	27796-029		10/23/1997	CONVENIENC		1	No	No		
	10557-353		3/19/1964		39500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/1994	467-94	ADDITION	22,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
6/16/2007	MEAS/EXT INS	616	D MANZELLO
11/14/2000	M&L COMPLETE	609	T MULHERN
1/19/1996	MEAS+INSPCTD	606	J SMITH
8/24/1995	PERMIT VISIT	606	J SMITH
11/29/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

