



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
120		LINCOLN RD, LINCOLN

**OWNERSHIP**

Owner 1:	MACMAHON TR LUCIA TODD
Owner 2:	LUCIA TODD MACMAHON TRUST 2012
Owner 3:	FIDUCIARY TRUST COMPANY TR
Street 1:	PO BOX 72
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0072 Type:

**PREVIOUS OWNER**

Owner 1:	MacMahon - Lucia Todd
Owner 2:	-
Street 1:	PO Box 72
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-0072

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80586.6		SQUARE FE	PRIME SITE		0	6.78	0.995	R3									543,593						543,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	159,800	500	1.850	543,600	703,900		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 376.12						/Parcel: 376.12	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	159,800	500	1.85	543,600	703,900	703,900	Year End Roll	9/28/2017
2017	101	FV	158,400	500	1.85	513,100	672,000	672,000	Year End Roll	9/29/2016
2016	101	FV	157,100	500	1.85	497,900	655,500	655,500	Year End Roll	1/14/2016
2015	101	FV	147,400	500	1.85	461,000	608,900	608,900	Year End	10/2/2014
2014	101	FV	140,500	500	1.85	412,900	553,900	553,900	Year End Roll	1/23/2014
2013	101	FV	136,400	500	1.69	390,400	527,300	527,300	Year End Roll	10/25/2012
2012	101	FV	136,400	500	1.69	369,600	506,500	506,500	Year End	1/26/2012
2011	101	FV	143,300	500	1.69	375,500	519,300	519,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MacMahon, Lucia	60412-110		11/5/2012	FAMILY		1	No	No		
TODD EVELETH R	19910-496		6/29/1989	FAMILY	275000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/22/2008	4074	MANUAL		C				strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/21/2008	MEAS/EXT INS	25	D ERSKINE
12/19/2004	ABATE-INSPEC	600	PA
3/30/1996	MEAS/EXT INS	606	J SMITH
12/27/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

