



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBSTER STEVEN R
Owner 2:	COLLINS ELIZABETH L
Owner 3:	
Street 1:	108 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VON HERRMANN TIMOTHY -
Owner 2:	VON HERRMANN SUSAN -
Street 1:	230 SANDRINGHAM RD
Twn/City:	PIEDMONT
St/Prov:	CA Cntry
Postal:	94611

NARRATIVE DESCRIPTION

This Parcel contains 2.06 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,690						6,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	367,200	4,900	2.060	653,100	1,025,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.69						/Parcel: 367.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	367,200	4900	2.06	653,100	1,025,200	1,025,200	Year End Roll	9/28/2017
2017	101	FV	358,100	4900	2.06	646,700	1,009,700	1,009,700	Year End Roll	9/29/2016
2016	101	FV	346,800	4900	2.06	628,300	980,000	980,000	Year End Roll	1/14/2016
2015	101	FV	343,800	4900	2.06	581,900	930,600	930,600	Year End	10/2/2014
2014	101	FV	322,800	4900	2.06	542,700	870,400	870,400	Year End Roll	1/23/2014
2013	101	FV	316,800	4900	2.04	526,100	847,800	847,800	Year End Roll	10/25/2012
2012	101	FV	326,900	4900	2.04	546,100	877,900	877,900	Year End	1/26/2012
2011	101	FV	332,900	4900	2.04	564,500	902,300	902,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VON HERRMANN TI	46593-337		12/2/2005		1155000	No	No			
COMSTOCK JOAN M	23208-258		5/20/1993	CHD>SALE	427500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2017	6702	WINDOWS	12,000	C				Replace 4 windows
5/7/2015	6072	ROOF	16,000	C				Remove decking/rai
2/7/2006	3347	RENOVATI	33,500	C				sec fl bedroom & c
7/22/1999	1745	MANUAL	15,000	C	5/29/2000			screen in deck 5/2
6/21/1993	269	RENOVATI	60,000	C	5/29/2000			5/29/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS+INSPCTD	25	D ERSKINE
6/22/2006	MEAS+INSPCTD	50	J NOONE
5/19/2001	MEAS/EXT INS	614	S FOLEY
5/29/2000	MEAS/EXT INS	611	P MULHERN
3/28/1996	MEAS+INSPCTD	606	J SMITH
7/8/1995	MEAS/EXT INS	600	PA
6/16/1994	FIELDREV CHG	600	PA
2/2/1994	PERMIT VISIT	600	PA
12/20/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

