



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	HEISTEN ALYSSA
Owner 2:	
Owner 3:	
Street 1:	2762 W MORGAN HEIGHTS ROAD
Street 2:	
Twn/City:	CARTHAGE
St/Prov:	MO Cntry Own Occ: Y
Postal:	64836 Type:

PREVIOUS OWNER

Owner 1:	BOYER - JOHN H
Owner 2:	BOYER - MARGARET A
Street 1:	22 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD SHING Exterior and TAR+GRAVEL 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	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	431,700	16,400	1.847	646,500	1,094,600
Total Card	431,700	16,400	1.847	646,500	1,094,600
Total Parcel	431,700	16,400	1.847	646,500	1,094,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		381.17	/Parcel: 381.17

Legal Description	User Acct
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	431,700	16400	1.847	646,500	1,094,600	1,094,600	Year End Roll	9/28/2017
2017	101	FV	451,700	16400	1.847	640,100	1,108,200	1,108,200	Year End Roll	9/29/2016
2016	101	FV	439,100	16400	1.847	621,700	1,077,200	1,077,200	Year End Roll	1/14/2016
2015	101	FV	386,500	16400	1.847	575,300	978,200	978,200	Year End	10/2/2014
2014	101	FV	358,800	16400	1.847	536,100	911,300	911,300	Year End Roll	1/23/2014
2013	101	FV	351,800	16400	1.847	520,100	888,300	888,300	Year End Roll	10/25/2012
2012	101	FV	469,100	16400	1.851	400,200	885,700	885,700	Year End	1/26/2012
2011	101	FV	478,400	16400	1.851	406,700	901,500	901,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYER,JOHN H	64446-531		10/31/2014		1160000	No	No			
BOYER JOHN H	20183-468		11/6/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/24/1998	1588	ADDITION	95,000	C	3/27/1999			bedroom & bath 95%

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS+INSPCTD	602	D TUCKER
11/28/1995	MEAS+INSPCTD	607	D KEARLY
11/6/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.84655	Total SF/SM:	80435.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,460	Spl Credit		Total:	646,500
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