



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BANKS JAMIE L		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 533		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-0533		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .6 ACRES of land mainly classified as 3 FAMILY with a(n) ANTIQUE Building Built about 1891, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 3 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 17 Rooms, and 10 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	3 FAMILY		26136		SQUARE FE	PRIME SITE		0	6.78	2.443	R3									432,841						432,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
105	606,000	600	0.600	432,800	1,039,400		0
							GIS Ref
							GIS Ref
Total Card	606,000	600	0.600	432,800	1,039,400	Entered Lot Size	
Total Parcel	606,000	600	0.600	432,800	1,039,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		259.33	/Parcel:	259.33	Insp Date
						Land Unit Type:	10/21/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	105	FV	606,000	600	.6	432,800	1,039,400	1,039,400	Year End Roll	9/28/2017
2017	105	FV	601,600	600	.6	408,600	1,010,800	1,010,800	Year End Roll	9/29/2016
2016	105	FV	588,500	600	.6	396,500	985,600	985,600	Year End Roll	1/14/2016
2015	105	FV	558,400	600	.6	367,100	926,100	926,100	Year End	10/2/2014
2014	105	FV	536,900	600	.6	328,800	866,300	866,300	Year End Roll	1/23/2014
2013	105	FV	524,000	600	.6	319,200	843,800	843,800	Year End Roll	10/25/2012
2012	105	FV	505,700	600	.6	351,100	857,400	857,400	Year End	1/26/2012
2011	105	FV	527,200	600	.6	356,900	884,700	884,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BANKS, JAMIE L	24530-181		5/12/1994	FAMILY		0	No	No		
ZEVIN ANNE	16630-41		12/11/1985		295000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/5/2007	3618	RENOVATI	9,000	C				remodel bathroom
1/9/2004	2843	RENOVATI	60,000	C	5/22/2004			gut 3rd story, dor
6/23/2003	2720	RENOVATI	100,000	C	5/22/2004			interior 90%
4/4/2003	2671	MANUAL	5,600	C	6/21/2003			front entry & step
8/15/2000	2053	MANUAL	35,000	C	6/12/2001			kitchen cabinets
9/10/1998	1489	WDK-EFP	5,000	C	3/20/1999			
2/12/1997	1131-97	RENOVATI	1,500	C	5/29/2000			5/29/00 100%
7/31/1996	1016-96	MANUAL		C	6/23/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS/EXT INS	615	D VELUTTI
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
6/12/2001	MEAS+INSPCTD	615	D VELUTTI
5/29/2000	MEAS/EXT INS	611	P MULHERN
3/20/1999	MEAS/EXT INS	602	D TUCKER
6/25/1998	MEAS/EXT INS	600	PA
3/3/1998	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

