



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHAN THEODORE
Owner 2:	SLINGERLAND VICTORIA
Owner 3:	
Street 1:	128 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	HESSLER - STEPHANIE
Owner 2:	HESSLER - JOHN CHRISTIAN
Street 1:	128 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

NARRATIVE DESCRIPTION

This Parcel contains 3.679 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.829		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									24,870						24,900	Unbuildable
132	UNDEV		2.85		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									17,100						17,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			3.679	42,000	42,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	9/28/2017
2017	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	9/29/2016
2016	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	1/14/2016
2015	132	FV		0	3.679	42,000	42,000	42,000	Year End	10/2/2014
2014	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	1/23/2014
2013	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	10/25/2012
2012	132	FV		0	3.679	42,000	42,000	42,000	Year End	1/26/2012
2011	132	FV		0	3.679	42,000	42,000	42,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HESSLER,STEPHAN	61711-101		4/30/2013	MULTI-PARCEL	833400	No	No			also includes parcel 162-24-0 (95-1
MOSS SIDNEY,	48836-251		1/16/2007	MULTI-PARCEL	850000	No	No			INCLUDES PARCEL 95-17-0
RYAN WILLIAM H	13706-209		6/5/1979		2500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.67900	Total SF/SM:	160257.23	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 3	Total:	41,970	SpI Credit	Total:	42,000
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