



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOZZI ROBERT L
Owner 2:	MOZZI RUTH
Owner 3:	
Street 1:	140 LINCOLN ROAD UNIT 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HERTZEL - DANIEL
Owner 2:	HERTZEL - JENNIFER
Street 1:	6 CARMEL CIRCLE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	RE																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	433,100		0.000		433,100		0
							GIS Ref
							GIS Ref
							Insp Date
							04/09/12
							Parcel ID
							162 26 0 1 10
Total Card	433,100		0.000		433,100	Entered Lot Size	
Total Parcel	433,100		0.000		433,100	Total Land:	
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: 281.78							
/Parcel: 281.78							

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	387,900	0	.		387,900	387,900	Year End Roll	9/28/2017
2017	102	FV	384,200	0	.		384,200	384,200	Year End Roll	9/29/2016
2016	102	FV	371,200	0	.		371,200	371,200	Year End Roll	1/14/2016
2015	102	FV	352,600	0	.		352,600	352,600	Year End	10/2/2014
2014	102	FV	315,500	0	.		315,500	315,500	Year End Roll	1/23/2014
2013	102	FV	296,200	0	.		296,200	296,200	Year End Roll	10/25/2012
2012	102	FV	295,300	0	.		295,300	295,300	Year End	1/26/2012
2011	102	FV	325,600	0	.		325,600	325,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERTZEL, DANIEL	69699-514		7/31/2017		463000	No	No			
ANDERSON CLAIRE	44893-318		3/29/2005		438000	No	No			
CRADOCK-WATSON	27845-001		11/5/1997		295000	No	No			
BURGESS, WILLIA	25106-487		1/5/1995		284000	No	No			
RYAN EST. NOMIN	23019-122		3/26/1993		229000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
7/8/1994	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

