



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYAN ESTATES # 11 LLC
Owner 2:	
Owner 3:	
Street 1:	686 LINCOLN STREET
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: Y
Postal:	02451 Type:

PREVIOUS OWNER

Owner 1:	FENIJN - YVONNE
Owner 2:	-
Street 1:	140 LINCOLN RD APT11
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 Infru	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	377,700		0.000		377,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/09/12
							Parcel ID
							162 26 0 1 11
Total Card	377,700		0.000		377,700	Entered Lot Size	
Total Parcel	377,700		0.000		377,700	Total Land:	
							Land Unit Type:
							Source: Market Adj Cost
							Total Value per SQ unit /Card: 311.12
							/Parcel: 311.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	338,300	0	.		338,300	338,300	Year End Roll	9/28/2017
2017	102	FV	335,000	0	.		335,000	335,000	Year End Roll	9/29/2016
2016	102	FV	323,600	0	.		323,600	323,600	Year End Roll	1/14/2016
2015	102	FV	307,400	0	.		307,400	307,400	Year End	10/2/2014
2014	102	FV	275,100	0	.		275,100	275,100	Year End Roll	1/23/2014
2013	102	FV	258,200	0	.		258,200	258,200	Year End Roll	10/25/2012
2012	102	FV	255,900	0	.		255,900	255,900	Year End	1/26/2012
2011	102	FV	282,300	0	.		282,300	282,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FENIJN, YVONNE	70140-304		10/27/2017		407500	No	No			
COTONI ARTHUR R	51620-268		8/27/2008		335000	No	No			
COTONI SANTA G,	44194-296		11/30/2004	CONVENIENC		1	No	No		
COTONI SANTA G,	36638-15		10/7/2002	CONVENIENC		1	No	No		LIFE ESTATE
COTONI JOSEPH D	27967-549		12/12/1997	CONVENIENC		1	No	No		
RYAN EST. NOMIN	23018-580		3/26/1993		219000	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

