

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FITZGERALD JOHN J
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN ROAD UNIT 113
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COULTER TR - ELIZABETH A
Owner 2:	COULTER TR - MARIAN
Street 1:	21 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

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, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 1 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	250,000		0.000		250,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: OverRide						Land Unit Type:	
Total Value per SQ unit /Card: 332.01						/Parcel: 332.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	250,000	0	.		250,000	250,000	Year End Roll	9/28/2017
2017	102	FV	130,000	0	.		130,000	130,000	Year End Roll	9/29/2016
2016	102	FV	130,000	0	.		130,000	130,000	Year End Roll	1/14/2016
2015	102	FV	130,000	0	.		130,000	130,000	Year End	10/2/2014
2014	102	FV	130,000	0	.		130,000	130,000	Year End Roll	1/23/2014
2013	102	FV	130,000	0	.		130,000	130,000	Year End Roll	10/25/2012
2012	102	FV	130,000	0	.		130,000	130,000	Year End	1/26/2012
2011	102	FV	130,000	0	.		130,000	130,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COULTER TR,ELIZ	64943-126		2/23/2015	SALE RESTRIC	250000	No	No			
Coulter,Catheri	60918-91		1/8/2013	FAMILY		1	No	No		
Sabbag Tr,Evali	59219-48		6/1/2012		218000	No	No			
SABBAG, ARTHUR/	25176-290		2/13/1995	CONVENIENC		0	No	No		
RYAN EST. NOMIN	22891-441		2/5/1993		130000	No	No			1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2018	7071	KITCHEN	5,000	O				Replace kitchen ca

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 ___/___/___

