



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANCIAN TR MARY S
Owner 2:	GOUBEUX TR SUSAN E
Owner 3:	MARY STEWART IRREVOCABLE TRUST
Street 1:	140 LINCOLN RD UNIT 115
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STEWART TR - MARY C
Owner 2:	-
Street 1:	140 LINCOLN RD UNIT 115
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 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
102	384,000		0.000		384,000
Total Card	384,000		0.000		384,000
Total Parcel	384,000		0.000		384,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 336.84		/Parcel: 336.84	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/09/12
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	343,900	0	.		343,900	343,900	Year End Roll	9/28/2017
2017	102	FV	340,600	0	.		340,600	340,600	Year End Roll	9/29/2016
2016	102	FV	329,000	0	.		329,000	329,000	Year End Roll	1/14/2016
2015	102	FV	312,600	0	.		312,600	312,600	Year End	10/2/2014
2014	102	FV	279,700	0	.		279,700	279,700	Year End Roll	1/23/2014
2013	102	FV	262,600	0	.		262,600	262,600	Year End Roll	10/25/2012
2012	102	FV	260,200	0	.		260,200	260,200	Year End	1/26/2012
2011	102	FV	287,100	0	.		287,100	287,100	Year End	2/10/2011

Parcel ID 162 26 0 1 115

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
STEWART TR,MARY	70524-49		1/18/2018	CONVENIENC	99	No	No	
STEWART,MARY C	56754-61		4/20/2011	FAMILY	1	No	No	
STEWART MARY C,	56754-57		4/20/2011	FAMILY	1	No	No	
BILLMAN GENIEVA	23124-406		4/28/1993		210000	No	No	
RYAN ESTATE NOI	23088-228		4/16/1993	SUBSEQUENT S	185000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEWART TR,MARY	70524-49		1/18/2018	CONVENIENC	99	No	No			
STEWART,MARY C	56754-61		4/20/2011	FAMILY	1	No	No			
STEWART MARY C,	56754-57		4/20/2011	FAMILY	1	No	No			
BILLMAN GENIEVA	23124-406		4/28/1993		210000	No	No		1/1/93 NO MASTER	
RYAN ESTATE NOI	23088-228		4/16/1993	SUBSEQUENT S	185000	No	No		1/1/93 NO MASTER	

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
5/28/1996	MEAS+INSPCTD	606	J SMITH
7/8/1994	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

