

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOORE DOROTHY P
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN RD
Street 2:	UNIT 212
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Piccoli - Karen S
Owner 2:	-
Street 1:	140 Lincoln Rd Unit 212
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	Legal Description	User Acct
102	384,000		0.000		384,000		0
							GIS Ref
							GIS Ref
							Insp Date
							04/09/12
							Parcel ID
							162 26 0 1 212
Total Card	384,000		0.000		384,000	Entered Lot Size	
Total Parcel	384,000		0.000		384,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 336.84			/Parcel: 336.84	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	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	260,300	0	.		260,300	260,300	Year End Roll	10/25/2012
2012	102	FV	257,900	0	.		257,900	257,900	Year End	1/26/2012
2011	102	FV	284,500	0	.		284,500	284,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Piccoli,Karen S	59255-474		6/8/2012		319900	No	No			
WALSH ROSEMARY	35447-181		5/10/2002	OTHER	302000	No	No			Affordable sale
RYAN ALICE E,	27571-444		8/13/1997		239900	No	No			
RYAN EST. NOMIN	23019-166		3/26/1993		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 ___/___/___

