



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWNE TR GILES C
Owner 2:	FIORE TR LORRAINE E
Owner 3:	BROWNE FIORE TRUST NO 1
Street 1:	PO BOX 6156
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GROWNEY TR - ANDREA ELIZABETH
Owner 2:	GROWNEY TR - WALLACE JAMES
Street 1:	140 LINCOLN RD UNIT 216
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	399,800		0.000		399,800	1725	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		329.32	/Parcel:	329.32	Insp Date
						Land Unit Type:	04/09/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	358,100	0	.		358,100	358,100	Year End Roll	9/28/2017
2017	102	FV	354,600	0	.		354,600	354,600	Year End Roll	9/29/2016
2016	102	FV	342,600	0	.		342,600	342,600	Year End Roll	1/14/2016
2015	102	FV	325,500	0	.		325,500	325,500	Year End	10/2/2014
2014	102	FV	291,200	0	.		291,200	291,200	Year End Roll	1/23/2014
2013	102	FV	273,300	0	.		273,300	273,300	Year End Roll	10/25/2012
2012	102	FV	271,000	0	.		271,000	271,000	Year End	1/26/2012
2011	102	FV	299,000	0	.		299,000	299,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GROWNEY TR,ANDR	66117-41		9/23/2015		380000	No	No			
WILLIAMS HELEN	53272-525		7/27/2009		295500	No	No			
WILLIAMS HELEN	49911-120		8/7/2007	FAMILY		1	No	No		
PENDLETON FRANCO	43733-55		9/17/2004		385000	No	No			
STORELLA ROBERT	37428-306		12/19/2002		380000	No	No			
OCONNOR MARY E,	30980-004		12/10/1999		309000	No	No			
RYAN EST. NOMIN	22983-54		3/15/1993		219000	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
5/10/2016	SALES INSP	618	G BOURGAULT
4/9/2012	MEAS/EXT INS	25	D ERSKINE
7/8/1994	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

