

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	SCHWARTZ DANIEL J
Owner 2:	IACOBO CHRISTINA T
Owner 3:	
Street 1:	147 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OLEARY - MELINDA
Owner 2:	-
Street 1:	147 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1911, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	522,200	700	1.000	468,300	991,200	1833	0				
							GIS Ref				
							GIS Ref				
Total Card					522,200	700	1.000	468,300	991,200	Entered Lot Size	
Total Parcel					522,200	700	1.000	468,300	991,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			362.84	/Parcel:	362.84	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	101	FV	522,200	700	1.	468,300	991,200	991,200	Year End Roll	9/28/2017
2017	101	FV	509,900	700	1.	442,000	952,600	952,600	Year End Roll	9/29/2016
2016	101	FV	491,900	700	1.	428,900	921,500	921,500	Year End Roll	1/14/2016
2015	101	FV	487,900	700	1.	397,100	885,700	885,700	Year End	10/2/2014
2014	101	FV	459,800	700	1.	355,700	816,200	816,200	Year End Roll	1/23/2014
2013	101	FV	451,800	700	1.1	351,900	804,400	804,400	Year End Roll	10/25/2012
2012	101	FV	459,800	700	1.1	387,100	847,600	847,600	Year End	1/26/2012
2011	101	FV	467,400	700	1.1	393,400	861,500	861,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLEARY, MELINDA	53461-105		8/28/2009		1010000	No	No			
OLEARY SIMON,	52723-49		5/6/2009	FAMILY		1	No	No		
BOECKMAN DUNNE	42239-228		3/15/2004		704000	No	No			
ALLEN ROSAMOND	30559-328		8/18/1999		600000	No	No			
PERLMUTTER STEV	17200-486		7/15/1986		330000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2004	2919	ADDITION	120,000	C	6/4/2005			gar, fm rm, bed, b
11/17/1994	610-94	MANUAL	55,000	C	8/30/1995			SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	PERMIT VISIT	615	D VELUTTI
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
3/8/2000	MEAS+INSPCTD	600	PA
5/17/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

