



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRESNAHAN TR MICHAEL H
Owner 2:	BRESNAHAN TR MARIA V
Owner 3:	145 SOUTH GREAT REALTY TRUST
Street 1:	145 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRESNAHAN - MICHAEL H
Owner 2:	BRESNAHAN - MARIA V
Street 1:	145 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.794 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.9579		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									11,747						11,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	911,800	8,400	3.794	554,100	1,474,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	911,800	8400	3.794	554,100	1,474,300	1,474,300	Year End Roll	9/28/2017
2017	101	FV	816,100	8400	3.794	523,700	1,348,200	1,348,200	Year End Roll	9/29/2016
2016	101	FV	789,100	8400	3.794	508,500	1,306,000	1,306,000	Year End Roll	1/14/2016
2015	101	FV	767,700	8400	3.794	471,700	1,247,800	1,247,800	Year End	10/2/2014
2014	101	FV	710,600	8400	3.794	423,700	1,142,700	1,142,700	Year End Roll	1/23/2014
2013	101	FV	696,300	8400	3.794	411,700	1,116,400	1,116,400	Year End Roll	10/25/2012
2012	101	FV	696,300	8400	3.794	451,700	1,156,400	1,156,400	Year End	1/26/2012
2011	101	FV	710,600	8400	3.794	458,900	1,177,900	1,177,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRESNAHAN,MICHA	68924-300		2/22/2017	FAMILY		1	No	No		
BRESNAHAN MICHA	30784-031		10/20/1999	CONVENIENC		99	Yes	No		
LAWSON, JOHN R.	26951-332		12/31/1996	OTHER	292000	Yes	No			ALSO 16-1,16-3,17-3
LAWSON REBECCA	13335-406		11/18/1977		10200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/2/2015	6298	ROOF	36,701	C				Strip & re-roof dw
6/14/2004	2948	POOL	32,000	C	6/4/2005			
4/11/2000	1921	NEW HOME	525,000	C	3/30/2002			6/28/00 15% 7/6/

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/11/2008	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS/EXT INS	615	D VELUTTI
3/30/2002	MEAS/EXT INS	615	D VELUTTI
7/6/2001	MEAS+INSPCTD	613	M COLE
6/28/2000	MEAS/EXT INS	609	T MULHERN

Sign: VERIFICATION OF VISIT NOT DATA

