



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARK TR FRANK O
Owner 2:	DELISI LYNN E
Owner 3:	FRANK OLIVER CLARK REVOC TRUST
Street 1:	125 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CLARK TR - FRANK O
Owner 2:	-
Street 1:	125 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.091 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2011, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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:						
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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		2.254		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									67,620						67,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,129,900		4.091	558,800	1,688,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			357.70		/Parcel:	357.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,129,900	0	4.091	558,800	1,688,700	1,688,700	Year End Roll	9/28/2017
2017	101	FV	990,000	0	4.091	544,400	1,534,400	1,534,400	Year End Roll	9/29/2016
2016	101	FV	943,900	0	4.091	544,400	1,488,300	1,488,300	Year End Roll	1/14/2016
2015	101	FV	934,300	0	4.091	471,600	1,405,900	1,405,900	Year End	10/2/2014
2014	101	FV	867,000	0	1.873	362,600	1,229,600	1,229,600	Year End Roll	1/23/2014
2013	101	FV	958,900	0	1.873	400,200	1,359,100	1,359,100	Year End Roll	10/25/2012
2012	101	FV	733,600	0	1.873	441,100	1,174,700	1,174,700	Year End	1/26/2012
2011	130	FV		0	1.873	448,300	448,300	448,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLARK TR,FRANK	65511-328		6/10/2015	CONVENIENC		1	No	No		
Clark, Frank O	60889-200		1/3/2013	FAMILY		1	No	No		
CREATIVE DEVELO	59120-36		5/18/2012	CHANGE IN US	1180000	No	No			
HERTHEL LAURENC	56015-377		12/8/2010		400000	No	No			
HERTHEL LAURENC	41986-27		2/6/2004	CONVENIENC		1	No	No		
HERTHEL LAURENC	41696-126		12/29/2003	CONVENIENC		1	No	No		
HERTHEL, EVELYN	26466-253		7/2/1996	CONVENIENC		100	No	No		
	7166-439		7/19/1947			24000	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2013	5352	SOLAR PA	42,560	C				install roof mount
12/3/2010	4625	NEW HOME	430,000	C	6/5/2012			75% Complete
12/10/2002	2626	MANUAL		C	6/17/2003			chimney liner in w
11/25/1997	1313	BAYWINDO	2,000	C	2/28/1998			REPLACEMENT WINDOW
10/27/1997	1293	ROOF	4,000	C	2/28/1998			2/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2011	PERMIT VISIT	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA

