



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KAPLAN TR PAUL D
Owner 2:	KAPLAN TR ANN C
Owner 3:	SOUTH GREAT ROAD REALTY TRUST
Street 1:	17 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SLAUGHTER FRANK G III TR -
Owner 2:	SLAUGHTER EMILIE TR -
Street 1:	C/O PAUL KAPLAN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.45 ACRES of land mainly classified as UNDEV

**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
132	UNDEV		1.45		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R7									8,700						8,700	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.450	8,700	8,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						Land Unit Type:	05/01/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	3,715,000	262100	6.85	1,272,400	5,249,500	5,249,500	Year End Roll	9/28/2017
2017	101	FV	3,678,400	262100	6.85	1,272,400	5,212,900	5,212,900	Year End Roll	9/29/2016
2016	101	FV	3,659,700	262100	6.85	1,238,800	5,160,600	5,160,600	Year End Roll	1/14/2016
2015	101	FV	3,629,500	262100	6.85	1,219,600	5,111,200	5,111,200	Year End	10/2/2014
2014	101	FV	3,571,600	262100	6.85	1,203,600	5,037,300	5,037,300	Year End Roll	1/23/2014
2013	101	FV	3,513,700	262100	6.85	1,171,600	4,947,400	4,947,400	Year End Roll	10/25/2012
2012	101	FV	2,755,800	262100	6.85	2,275,600	5,293,500	5,293,500	Year End	1/26/2012
2011	101	FV	2,932,700	262100	6.85	2,516,800	5,711,600	5,711,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLAUGHTER FRANK	47265-168		4/7/2006	MULTI-PARCEL	6400000	No	No			Sale included 80 2 21 and 80 2 3
SLAUGHTER FRANK	44452-192		1/10/2005	CONVENIENC	10	No	No			
LADJEVARDI, HAB	24896-260		9/30/1994	CHD>SALE	1425000	No	No			
GOLNAZ AMIN	24534-476		5/13/1994	FAMILY	0	No	No			
KEIVAN TOWFIGH,	13899-385		2/11/1980	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2007	3712	BARN	302,456	C	6/10/2008			build horse barn;c
4/19/2007	3654	BARN	5,000	C	6/10/2008			construct foundati
4/24/2002	2484	MANUAL	30,000	C	6/27/2003			fin base walls of
6/19/1997	1210	BARN	50,000	C	3/27/2000			3/27/00 100%
10/16/1996	1073-96	NEW HOME	1,600,000	C	3/27/2000			3/27/00 100%
9/27/1996	1055-96	DEMOLITI		C	7/1/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/10/2008	PERMIT VISIT	100	B MORGAN
6/12/2007	MEAS+INSPCTD	100	B MORGAN
6/27/2003	MEAS/EXT INS	615	D VELUTTI
3/27/2000	MEAS+INSPCTD	600	PA
7/14/1999	MEAS/EXT INS	600	PA
6/25/1998	MEAS+INSPCTD	600	PA
5/15/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

