



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WINCHELSEA LN, LINCOLN

OWNERSHIP

Owner 1:	PEDINI PAUL
Owner 2:	
Owner 3:	
Street 1:	2 WINCHELSEA LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIDDLE - CHRISTOPHER W
Owner 2:	BIDDLE - MARGARET W
Street 1:	507 E 2ND ST
Twn/City:	MOORESTOWN
St/Prov:	NJ Cntry
Postal:	08057

NARRATIVE DESCRIPTION

This Parcel contains 1.363 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2019, Having Primarily WOOD Exterior and N/A Roof Cover, with 0 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53960		SQUARE FE	PRIME SITE		0	8.3	1.338	R4									599,160						599,200	
130	LAND		0.1242		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,726						3,700	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	675,500		1.239	599,200	1,274,700
130			0.124	3,700	3,700
Total Card	675,500		1.363	602,900	1,278,400
Total Parcel	675,500		1.363	602,900	1,278,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.15	/Parcel: 424.15

Legal Description	User Acct
incl 1/6 of right of way, (173-54-0)	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	130	FV		0	1.363	587,000	587,000	587,000	Create Final value 2019	6/4/2019
2018	130	FV		0	1.363	587,000	587,000	587,000	Year End Roll	9/28/2017
2017	130	FV		0	1.363	581,200	581,200	581,200	Year End Roll	9/29/2016
2016	130	FV		0	1.363	564,600	564,600	564,600	Year End Roll	1/14/2016
2015	130	FV		0	1.363	522,700	522,700	522,700	Year End	10/2/2014
2014	130	FV		0	1.363	487,400	487,400	487,400	Year End Roll	1/23/2014
2013	130	FV		0	1.363	472,900	472,900	472,900	Year End Roll	10/25/2012
2012	130	FV		0	1.363	491,000	491,000	491,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIDDLE,CHRISTOP	71583-25		9/6/2018		580000	No	No			
PINE LOCH REALT	25048-171		12/9/1994	FAMILY	192500	Yes	No			LOT IN CLUSTER SUBDV
WINCHELL GORDON	19571-442		12/30/1988	OTHER	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2019	SH-19-0001	SHEET MT	8,400	C				Sheet metal for ne
10/2/2018	7211	NEW HOME	575,000	O				Construct a single

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2019	INSPECTED	623	M Larson

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

