



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	BERGER ALAN M
Owner 2:	REITER ELAINE
Owner 3:	
Street 1:	30 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BEDELL MARY B -
Owner 2:	ROBINSON JOHN D -
Street 1:	30 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4511

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily STUCCO Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		57499		SQUARE FE	PRIME SITE		0	8.3	1.274	R4									607,973						608,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	284,200	500	1.320	608,000	892,700
Total Card	284,200	500	1.320	608,000	892,700
Total Parcel	284,200	500	1.320	608,000	892,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		347.76	/Parcel: 347.76

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/23/10
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	279,600	500	1.32	591,900	872,000	872,000	Create Final value 2019	6/4/2019
2018	101	FV	279,600	500	1.32	591,900	872,000	872,000	Year End Roll	9/28/2017
2017	101	FV	274,900	500	1.32	586,000	861,400	861,400	Year End Roll	9/29/2016
2016	101	FV	272,600	500	1.32	569,200	842,300	842,300	Year End Roll	1/14/2016
2015	101	FV	265,500	500	1.32	526,700	792,700	792,700	Year End	10/2/2014
2014	101	FV	246,700	500	1.32	490,800	738,000	738,000	Year End Roll	1/23/2014
2013	101	FV	242,000	500	1.32	476,100	718,600	718,600	Year End Roll	10/25/2012
2012	101	FV	242,000	500	1.32	494,400	736,900	736,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEDELL MARY B,	52787-362		5/18/2009		770000	No	No			
BEDELL MARY B,	37314-96		12/10/2002	CONVENIENC	99	No	No			
HENNESSEY JOHN	27872-111		11/14/1997		544000	No	No			
LYTLE, WILLIAM	26193-179		4/2/1996		512000	No	No			
STANZLER ALAN	14305-311		6/1/1981		160000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/26/2009	4217	RENOVATI	60,000	C	11/23/2009			reno 2 bths; kit a
4/29/1993	226	ADDITION	22,500	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
2/29/1996	ENTRY DENIED	606	
12/27/1993	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.32000	Total SF/SM:	57499.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	607,973	Spl Credit	Total:	608,000
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