



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FREUD SOPHIE
Owner 2:	
Owner 3:	
Street 1:	34 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4511 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
				t		
				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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,490						2,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	289,100	13,300	1.920	666,500	968,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 410.44						/Parcel: 410.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	286,600	13300	1.92	648,900	948,800	948,800	Create Final value 2019	6/4/2019
2018	101	FV	286,600	13300	1.92	648,900	948,800	948,800	Year End Roll	9/28/2017
2017	101	FV	281,200	13300	1.92	642,500	937,000	937,000	Year End Roll	9/29/2016
2016	101	FV	278,700	13300	1.92	624,100	916,100	916,100	Year End Roll	1/14/2016
2015	101	FV	271,200	13300	1.92	577,700	862,200	862,200	Year End	10/2/2014
2014	101	FV	251,100	13300	1.92	538,500	802,900	802,900	Year End Roll	1/23/2014
2013	101	FV	246,100	13300	1.92	522,500	781,900	781,900	Year End Roll	10/25/2012
2012	101	FV	257,400	13300	1.92	542,500	813,200	813,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOEWENSTEIN PAU	19951-106		7/19/1989	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
2/26/1996	MEAS+INSPCTD	606	
12/11/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

