



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	BERGERON LOUISE		
Owner 2:			
Owner 3:			
Street 1:	244 LINCOLN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-5104		Type:

PREVIOUS OWNER

Owner 1:	CONSTABLE WILLIAM G -		
Owner 2:	-		
Street 1:	244 LINCOLN RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-5104		

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1875, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	395,800	42,100	1.000	483,500	921,400
Total Card	395,800	42,100	1.000	483,500	921,400
Total Parcel	395,800	42,100	1.000	483,500	921,400
Source:	Market Adj Cost		Total Value per SQ unit /Card:		301.90
			/Parcel:		301.90

Legal Description	User Acct
	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	101	FV	377,200	42100	1.	468,300	887,600	887,600	Create Final value 2019	6/4/2019
2018	101	FV	377,200	42100	1.	468,300	887,600	887,600	Year End Roll	9/28/2017
2017	101	FV	373,900	42100	1.	442,000	858,000	858,000	Year End Roll	9/29/2016
2016	101	FV	365,100	42100	1.	428,900	836,100	836,100	Year End Roll	1/14/2016
2015	101	FV	341,900	6400	1.	397,100	745,400	745,400	Year End	10/2/2014
2014	101	FV	325,300	6400	1.	355,700	687,400	687,400	Year End Roll	1/23/2014
2013	101	FV	315,300	6400	1.	345,300	667,000	667,000	Year End Roll	10/25/2012
2012	101	FV	315,300	6400	1.	379,900	701,600	701,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CONSTABLE WILLI	37837-516		1/29/2003		690000	No	No			new septic incl in price
CONSTABLE KATHA	16370-42		8/21/1985	FAMILY	50000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2018	6985	MANUAL	555	C				Air sealing work i
9/25/2014	5921	BARN	80,000	C				Construct an unhea
9/11/2014	5898	DEMOLITI	5,000	C				
6/18/2007	3711	RENOVATI	177,500	C	6/17/2008			demo area & + new
4/12/1995	690-95	RENO-BAR	5,400	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
7/21/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2009	PERMIT VISIT	25	D ERSKINE
6/17/2008	MEAS+INSPCTD	100	
12/16/2003	MEAS+INSPCTD	615	
4/3/1996	MEAS/EXT INS	606	
8/24/1995	PERMIT VISIT	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	483,476	SpI Credit	Total:	483,500
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