



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	O'SULLIVAN JOHN J
Owner 2:	EDWARDS KATHRYN S
Owner 3:	
Street 1:	252 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

**PREVIOUS OWNER**

Owner 1:	SEVILLE - JOAN E
Owner 2:	-
Street 1:	252 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

**NARRATIVE DESCRIPTION**

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		42253		SQUARE FE	PRIME SITE		0	7.	1.625	R3									480,731						480,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,100		0.970	480,700	841,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 259.69						/Parcel: 259.69	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	343,200	0	.97	465,600	808,800	808,800	Create Final value 2019	6/4/2019
2018	101	FV	343,200	0	.97	465,600	808,800	808,800	Year End Roll	9/28/2017
2017	101	FV	336,400	0	.97	439,500	775,900	775,900	Year End Roll	9/29/2016
2016	101	FV	331,400	0	.97	426,500	757,900	757,900	Year End Roll	1/14/2016
2015	101	FV	318,000	0	.97	394,900	712,900	712,900	Year End	10/2/2014
2014	101	FV	314,700	0	.97	353,700	668,400	668,400	Year End Roll	1/23/2014
2013	101	FV	308,000	0	.97	343,400	651,400	651,400	Year End Roll	10/25/2012
2012	101	FV	303,200	0	.97	377,700	680,900	680,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEVILLE,JOAN E	66495-397		12/8/2015		805000	No	No			
SEVILLE ALFRED	22437-282		9/28/1992	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2006	3445	ROOF		C				Strip & re-rood dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
5/6/1996	MEAS+INSPCTD	606	
4/3/1996	MEAS/EXT INS	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

