

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLEAN ALEXANDRA M
Owner 2:	O'REILLY PADRAIC M
Owner 3:	
Street 1:	256 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOYCE - JOSEPH S
Owner 2:	-
Street 1:	256A LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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 Infru	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	293,500	1,900	1.000	483,500	778,900
Total Card	293,500	1,900	1.000	483,500	778,900
Total Parcel	293,500	1,900	1.000	483,500	778,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		284.78	/Parcel: 284.78

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/03/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	263,200	1900	1.	468,300	733,400	733,400	Create Final value 2019	6/4/2019
2018	101	FV	263,200	0	1.	468,300	731,500	731,500	Year End Roll	9/28/2017
2017	101	FV	260,400	0	1.	442,000	702,400	702,400	Year End Roll	9/29/2016
2016	101	FV	257,600	0	1.	428,900	686,500	686,500	Year End Roll	1/14/2016
2015	101	FV	252,000	0	1.	397,100	649,100	649,100	Year End	10/2/2014
2014	101	FV	240,800	0	1.	355,700	596,500	596,500	Year End Roll	1/23/2014
2013	101	FV	235,200	0	1.	345,300	580,500	580,500	Year End Roll	10/25/2012
2012	101	FV	235,200	0	1.	379,900	615,100	615,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYCE,JOSEPH S	70996-27		5/11/2018		830000	No	No			
HOAR NORMAN W,	36041-252		8/2/2002		715000	No	No			
LAROCHE MARGARE	21033-564		3/5/1991	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2011	4925	MANUAL		C				install a Yotul 8

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2019	SALES INSP	621	N Cramer
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
12/16/2003	MEAS/EXT INS	615	
11/13/2000	ABATE-INSPEC	600	
4/2/1996	MEAS/EXT INS	606	
5/11/1991	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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