

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KARMAN LINDA S
Owner 2:	KARMAN MICHAEL P
Owner 3:	
Street 1:	89 NIMROD DR
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	KARMAN - LINDA S
Owner 2:	-
Street 1:	89 NIMROD DR
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains .75 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1932, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		32670		SQUARE FE	PRIME SITE		0	7.	2.014	R3									460,607						460,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	128,400	1,200	0.750	460,600	590,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 422.78						/Parcel: 422.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	131,600	1200	.75	446,100	578,900	578,900	Create Final value 2019	6/4/2019
2018	101	FV	131,600	1200	.75	446,100	578,900	578,900	Year End Roll	9/28/2017
2017	101	FV	125,500	1200	.75	421,100	547,800	547,800	Year End Roll	9/29/2016
2016	101	FV	123,000	1200	.75	408,600	532,800	532,800	Year End Roll	1/14/2016
2015	101	FV	118,200	1200	.75	378,400	497,800	497,800	Year End	10/2/2014
2014	101	FV	116,900	1200	.75	338,900	457,000	457,000	Year End Roll	1/23/2014
2013	101	FV	114,500	1200	.75	329,000	444,700	444,700	Year End Roll	10/25/2012
2012	101	FV	114,500	1200	.75	361,900	477,600	477,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KARMAN,LINDA S	68154-251		10/5/2016	FAMILY		1	No	No		
KARMAN MICHAEL	54300-376		2/17/2010	FAMILY		100	No	No		
MM ORION DEVELO	51588-397		8/19/2008	OTHER	479900	No	No			Distressed sale - Elderly person fo
MACINNIS HAZEL	51588-339		8/19/2008	SUBSEQUENT S	479900	No	No			
MACLEOD HESTER	12734-223		12/4/1974		18000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS/EXT INS	622	K Cuoco
4/3/2009	MEAS+INSPCTD	100	
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
4/2/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

