



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
284		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	GRAVES JR WILLIAM R
Owner 2:	ADAMS ABIGAIL SARAH
Owner 3:	
Street 1:	284 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HSBC Bank USA National Asso Tr -
Owner 2:	-
Street 1:	C/O One West Bank
Twn/City:	Austin
St/Prov:	TX Cntry
Postal:	78758

NARRATIVE DESCRIPTION

This Parcel contains 1.71 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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		74487		SQUARE FE	PRIME SITE		0	8.3	1.052	R4									650,273						650,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	982,500	1,400	1.710	650,300	1,634,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.73						/Parcel: 368.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	996,200	1400	1.71	633,000	1,630,600	1,630,600	Create Final value 2019	6/4/2019
2018	101	FV	996,200	1400	1.71	633,000	1,630,600	1,630,600	Year End Roll	9/28/2017
2017	101	FV	892,000	1400	1.71	626,800	1,520,200	1,520,200	Year End Roll	9/29/2016
2016	101	FV	862,600	1400	1.71	608,700	1,472,700	1,472,700	Year End Roll	1/14/2016
2015	101	FV	839,700	1400	1.71	563,300	1,404,400	1,404,400	Year End	10/2/2014
2014	101	FV	778,600	1400	1.71	524,900	1,304,900	1,304,900	Year End Roll	1/23/2014
2013	101	FV	763,300	1400	1.71	509,200	1,273,900	1,273,900	Year End Roll	10/25/2012
2012	101	FV	763,300	1400	1.71	560,200	1,324,900	1,324,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HSBC Bank USA N	60997-231		1/17/2013	POST FRCLSR	1000000	No	No			
RESTUCCIA MICHA	58483-282		2/14/2012	FORECLOSURE	1170000	No	No			
RESTUCCIA MICHA	47695-555		6/26/2006	FAMILY	1	No	No			
RESTUCCIA MICHA	47675-288		6/21/2006	FAMILY	1	No	No			
RESTUCCIA MICHA	46271-233		10/13/2005	CONVENIENC	99	No	No			
RESTUCCIA MICHA	44372-91		12/27/2004	CONVENIENC	1	No	No			
RESTUCCIA REALT	44257-454		12/8/2004	CONVENIENC	1	No	No			
RESTUCCHIA MICH	28473-293		4/22/1998	CONVENIENC	99	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2017	6908	SOLAR PA	39,359	C	3/27/2018			Install solar pane
5/27/2014	5760	WOOD STO		C				Install a wood sto
2/27/1994	409	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
4/9/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	
2/12/1994	INSPECTED	600	
1/6/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

