



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MADAUS MARTIN D
Owner 2:	
Owner 3:	
Street 1:	16 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Gutierrez - Carlos M
Owner 2:	-
Street 1:	38 Whispering Way
Twn/City:	Stow
St/Prov:	MA Cntry
Postal:	01775

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as UNDEV

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.4		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									42,000						42,000	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.400	42,000	42,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	1.4	42,000	42,000	42,000	Create Final value 2019	6/4/2019
2018	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	9/28/2017
2017	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	9/29/2016
2016	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	1/14/2016
2015	132	FV		0	1.4	42,000	42,000	42,000	Year End	10/2/2014
2014	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	1/23/2014
2013	132	FV		0	1.32	39,600	39,600	39,600	Year End Roll	10/25/2012
2012	132	FV		0	1.32	39,600	39,600	39,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Gutierrez,Carlo	60231-480		10/12/2012	DIVORCE/ESTA	875000	No	No			additional parcel 119-2-0
RICCI RUSSELL J	56978-132		6/13/2011	DIVORCE/ESTA		1	No	No		
GODDARD RICHARD	13219-732		6/24/1977		8000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

