



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TWIN POND LN, LINCOLN

OWNERSHIP

Owner 1:	WHITE DANIEL J
Owner 2:	KERN ALEXANDRA M
Owner 3:	
Street 1:	7 TWIN POND LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUERTAS - PEDRO ENRIQUE
Owner 2:	HUERTAS - REBECCA RUTH
Street 1:	PO BOX 635
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.08 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 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:				Topo		
D				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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.243		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									37,290						37,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	339,100	700	3.080	837,300	1,177,100		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 462.33						/Parcel: 462.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	329,300	700	3.08	834,100	1,164,100	1,164,100	Create Final value 2019	6/4/2019
2018	101	FV	329,300	700	3.08	834,100	1,164,100	1,164,100	Year End Roll	9/28/2017
2017	101	FV	324,000	700	3.08	834,100	1,158,800	1,158,800	Year End Roll	9/29/2016
2016	101	FV	307,400	700	3.08	658,900	967,000	967,000	Year End Roll	1/14/2016
2015	101	FV	299,600	700	3.08	612,500	912,800	912,800	Year End	10/2/2014
2014	101	FV	278,900	700	3.08	573,300	852,900	852,900	Year End Roll	1/23/2014
2013	101	FV	273,700	700	3.08	557,300	831,700	831,700	Year End Roll	10/25/2012
2012	101	FV	304,200	700	3.08	577,300	882,200	882,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUERTAS,PEDRO E	66514-97		12/11/2015		1185000	No	No			
HUERTAS,PEDRO E	57113-544		7/8/2011	FAMILY		1	No	No		
LOUSADA ISABELL	52187-80		2/4/2009		1010000	No	No			
RICE CLIFTON V,	47742-237		6/30/2006		1025000	No	No			
THOMAS M. PAINE	15672-320		7/9/1984		249000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2016	6564	ROOF	3,500	C				Strip & re-roof
2/16/2009	4124	MANUAL	2,000	C	5/28/2009			
6/1/1995	731-95	ROOF		C	9/5/1995			
9/28/1994	580-94	ADDITION	19,380	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	SALES INSP	618	G BOURGAULT
5/28/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	ENTRY DENIED	607	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

