

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		MARY'S WAY, LINCOLN

OWNERSHIP

Owner 1:	O'BRIEN TR MARY
Owner 2:	MARY O'BRIEN FAMILY TRUST
Owner 3:	
Street 1:	5 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	O'BRIEN - MARY T
Owner 2:	-
Street 1:	5 MARY'S WAY
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) COLONIAL Building Built about 1947, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	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	4.75	1.189	R1			LOCATIO	-25					246,055						246,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	179,200	18,500	1.000	246,100	443,800	322	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							04/18/18	
Total Card			179,200	18,500	1.000	246,100	443,800	Entered Lot Size
Total Parcel			179,200	18,500	1.000	246,100	443,800	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 242.91			/Parcel: 242.91	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	101	FV	169,600	18500	1.	219,500	407,600	407,600	Create Final value 2019	6/4/2019
2018	101	FV	169,600	18500	1.	219,500	407,600	407,600	Year End Roll	9/28/2017
2017	101	FV	164,800	18500	1.	219,500	402,800	402,800	Year End Roll	9/29/2016
2016	101	FV	161,600	18500	1.	213,200	393,300	393,300	Year End Roll	1/14/2016
2015	101	FV	160,100	18500	1.	169,200	347,800	347,800	Year End	10/2/2014
2014	101	FV	148,900	18500	1.	185,700	353,100	353,100	Year End Roll	1/23/2014
2013	101	FV	145,700	18500	1.	227,900	392,100	392,100	Year End Roll	10/25/2012
2012	101	FV	148,900	18500	1.	207,200	374,600	374,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
O'BRIEN, MARY T	72304-290		3/7/2019	FAMILY		10	No	No		
O'BRIEN DANIEL F	35300-157		4/19/2002	CONVENIENC		10	No	No		
O'BRIEN DANIEL F	32302-530		11/21/2000	CONVENIENC		10	No	No		
LYONS, JOHN J.	10951-208		10/1/1965		24200	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
8/24/2001	M&L COMPLETE	613	
1/17/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

