



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	SIOSHANSI PIRAN
Owner 2:	SIOSHANSI MITRA
Owner 3:	
Street 1:	15 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.449 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.232		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,392						1,400	Wetland
132	UNDEV		1.38		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									8,280						8,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	484,700		2.069	665,400	1,150,100	Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.
132			1.380	8,300	8,300	
Total Card	484,700		3.449	673,700	1,158,400	Entered Lot Size
Total Parcel	484,700		3.449	673,700	1,158,400	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 329.60		/Parcel: 329.60			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	470,200	0	3.449	656,100	1,126,300	1,126,300	Create Final value 2019	6/4/2019
2018	101	FV	470,200	0	3.449	656,100	1,126,300	1,126,300	Year End Roll	9/28/2017
2017	101	FV	462,000	0	3.449	649,700	1,111,700	1,111,700	Year End Roll	9/29/2016
2016	101	FV	451,200	0	3.449	631,300	1,082,500	1,082,500	Year End Roll	1/14/2016
2015	101	FV	439,100	0	3.449	584,900	1,024,000	1,024,000	Year End	10/2/2014
2014	101	FV	406,700	0	3.449	545,700	952,400	952,400	Year End Roll	1/23/2014
2013	101	FV	398,600	0	3.449	529,700	928,300	928,300	Year End Roll	10/25/2012
2012	101	FV	442,900	0	3.449	549,700	992,600	992,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACOBSON, JOHN	19377-363		9/30/1988		647000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/20/2007	3751	TEMPORAR		C				tent 8-21 to 8-25

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
12/5/2006	MEAS+INSPCTD	100	
5/11/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.44855 Total SF/SM: 150218.84 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 673,672 Spl Credit Total: 673,700

