



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		MILL ST, LINCOLN

**OWNERSHIP**

Owner 1:	ZHANG FAMILY RETREAT CENTER LL
Owner 2:	
Owner 3:	
Street 1:	200 LINCOLN ST
Street 2:	SUITE 402
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02111 Type:

**PREVIOUS OWNER**

Owner 1:	BRADLEY - GUY A
Owner 2:	-
Street 1:	PO BOX 294
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0294

**NARRATIVE DESCRIPTION**

This Parcel contains 12.62 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1925, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 16 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	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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		8.843		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									265,290						265,300	
101	ONE FAM		1.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									11,640						11,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,272,400	24,200	12.620	836,900	2,133,500		0
							GIS Ref
							GIS Ref
Total Card	1,272,400	24,200	12.620	836,900	2,133,500	Entered Lot Size	
Total Parcel	1,776,800	24,200	12.620	836,900	2,637,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		217.05	/Parcel:	206.08	Insp Date
						Land Unit Type:	07/30/15

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,741,000	24200	12.62	819,300	2,584,500	2,584,500	Create Final value 2019	6/4/2019
2018	101	FV	1,741,000	24200	12.62	819,300	2,584,500	2,584,500	Year End Roll	9/28/2017
2017	101	FV	1,568,900	24200	12.62	788,900	2,382,000	2,382,000	Year End Roll	9/29/2016
2016	101	FV	1,530,700	24200	12.62	773,700	2,328,600	2,328,600	Year End Roll	1/14/2016
2015	101	FV	2,492,100	24200	12.62	736,900	3,253,200	3,253,200	Year End	10/2/2014
2014	101	FV	2,406,500	24200	12.62	688,900	3,119,600	3,119,600	Year End Roll	1/23/2014
2013	101	FV	2,355,200	24200	12.62	676,900	3,056,300	3,056,300	Year End Roll	10/25/2012
2012	101	FV	2,515,500	24200	12.62	716,900	3,256,600	3,256,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADLEY, GUY A	63475-429		4/10/2014		1900000	No	No			
PETTIGREW O BRI	28595-577		5/19/1998		1720000	No	No			
PETTIGREW, O BR	24347-292		3/11/1994	FAMILY	0	No	No			
MYER, C. RANDOL	15915-323		12/10/1984		123500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/1999	1837	MANUAL	800,000	C	6/15/2002			exercise room, ind
10/15/1999	1827	ADDITION	64,000	C	6/26/2000			foundation only 6/
5/21/1996	952-96	RENO-GAR	50,000	C	6/7/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/30/2015	MEAS+INSPCTD	618	G BOURGAULT
10/16/2009	MEAS/EXT INS	25	D ERSKINE
6/15/2002	MEAS/EXT INS	613	
6/5/2001	MEAS+INSPCTD	615	
6/26/2000	MEAS+INSPCTD	611	
6/8/1998	MEAS+INSPCTD	600	
6/7/1997	MEAS+INSPCTD	602	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

