



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE YOUNG HO
Owner 2:	SUH LAWON
Owner 3:	
Street 1:	31 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEE TR - YOUNG HO
Owner 2:	31 MILL STREET REALTY TRUST -
Street 1:	31 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	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		0.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									11,190						11,200	
101	ONE FAM		0.49		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,940						2,900	Wetland

Total AC/HA:	2.69955	Total SF/SM:	117592.39	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	574,130	Spl Credit	Total:	574,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,316,500	4,600	2.700	574,100	1,895,200		0
							GIS Ref
							GIS Ref
Total Card	1,316,500	4,600	2.700	574,100	1,895,200	Entered Lot Size	
Total Parcel	1,316,500	4,600	2.700	574,100	1,895,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		354.51	/Parcel:	354.51	Insp Date
							07/28/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,369,600	4600	2.7	556,500	1,930,700	1,930,700	Create Final value 2019	6/4/2019
2018	101	FV	1,369,600	4600	2.7	556,500	1,930,700	1,930,700	Year End Roll	9/28/2017
2017	101	FV	1,195,100	4600	2.7	526,100	1,725,800	1,725,800	Year End Roll	9/29/2016
2016	101	FV	1,145,400	4600	2.7	510,900	1,660,900	1,660,900	Year End Roll	1/14/2016
2015	101	FV	1,104,200	0	2.7	474,100	1,578,300	1,578,300	Year End	10/2/2014
2014	101	FV	1,094,000	0	2.7	426,100	1,520,100	1,520,100	Year End Roll	1/23/2014
2013	101	FV	1,073,400	0	2.65	412,600	1,486,000	1,486,000	Year End Roll	10/25/2012
2012	101	FV	1,073,400	0	2.65	452,600	1,526,000	1,526,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEE TR, YOUNG HO	72992-420		7/26/2019	FAMILY	99	No	No			
LEE, YOUNG HO	72697-114		6/3/2019	FAMILY	99	No	No			
YOUNG INVESTMEN	63382-291		3/18/2014	INTRA-CORP	1	No	No			
SUH LAWON,	51696-570		9/18/2008	FAMILY	561000	No	No			
HORGAN MAUREEN	43316-117		7/19/2004		600000	No	No			
TONRY JOHN L,	35619-191		6/5/2002	CONVENIENC	0	No	No			
DOMENICHELLA FR	22175-68		6/30/1992		261500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2014	5820	SOLAR PA	21,000	C				Install roof mount
4/15/2014	5712	SHED		C	6/8/2015			Install prefabrica
8/28/2013	5535	TEMPORAR		C				tent 9/1 to 9/2
7/10/2008	3993	DEMOLITI		C				existing house
7/10/2008	3992	NEW HOME	400,000	C	7/28/2010			85% complete
5/10/1995	705-95	SHED	650	C	8/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	PERMIT VISIT	619	DH
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	
2/13/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	
7/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

