



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RED MAPLE LANE, LINCOLN

OWNERSHIP

Owner 1:	NERI TR JOHN P
Owner 2:	NERI TR INGRID M
Owner 3:	JOHN & INGRID NERI TRUST
Street 1:	5 RED MAPLE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1913 Type:

PREVIOUS OWNER

Owner 1:	NERI TR - JOHN P
Owner 2:	NERI TR - INGRID M
Street 1:	5 RED MAPLE LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1913

NARRATIVE DESCRIPTION

This Parcel contains .887 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2014, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38631		SQUARE FE	PRIME SITE		0	4.75	1.312	R1			LOCATIO	-25					240,787						240,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	266,500	1,600	0.887	240,800	508,900
Total Card		266,500	1,600	0.887	508,900
Total Parcel		266,500	1,600	0.887	508,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 267.28		/Parcel: 267.28	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
04/21/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	258,800	1600	.887	214,800	475,200	475,200	Create Final value 2019	6/4/2019
2018	101	FV	258,800	1600	.887	214,800	475,200	475,200	Year End Roll	9/28/2017
2017	101	FV	253,600	1600	.887	214,800	470,000	470,000	Year End Roll	9/29/2016
2016	101	FV	253,600	1600	.887	208,600	463,800	463,800	Year End Roll	1/14/2016
2015	101	FV	137,500	0	.887	165,600	303,100	303,100	Year End	10/2/2014
2014	101	FV	136,000	0	.887	181,700	317,700	317,700	Year End Roll	1/23/2014
2013	101	FV	133,000	0	1.087	231,700	364,700	364,700	Year End Roll	10/25/2012
2012	101	FV	133,000	0	1.087	210,600	343,600	343,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NERI,JOHN P	67055-465		4/7/2016	FAMILY	100	No	No			
NERI,JOHN P	65640-465		6/30/2015	CONVENIENC	1	No	No			
NERI,JOHN P	63947-375		7/21/2014	FAMILY	1	No	No		F/K/A 109 CAMBRIDGE TURNPIKE LINCOLN	
WILLIAM J. SHEA	18667-373		11/4/1987		230000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2015	6051	DEMOLITI	8,000	C				Demolish existing
10/22/2014	5947	MANUAL	14,000	C				
5/12/2014	5739	NEW HOME	290,000	C	6/8/2015			Single family home

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	PERMIT VISIT	619	DH
4/21/2015	MEAS+INSPCTD	618	G BOURGAULT
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
1/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

