

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CASSIDY TR BRIAN P
Owner 2:	
Owner 3:	CASSIDY FAMILY REALTY TRUST
Street 1:	39 CHELMSFORD STREET
Street 2:	
Twn/City:	LOWELL
St/Prov:	MA Cntry Own Occ: Y
Postal:	01851 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		47916		SQUARE FE	PRIME SITE		0	4.75	1.102	R1			LOCATIO	-25					250,710						250,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	102,000	300	1.100	250,700	353,000	
Total Card		102,000	300	1.100	250,700	353,000
Total Parcel		102,000	300	1.100	250,700	353,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		338.61	/Parcel: 338.61	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	103,900	300	1.1	223,700	327,900	327,900	Create Final value 2019	6/4/2019
2018	101	FV	103,900	300	1.1	223,700	327,900	327,900	Year End Roll	9/28/2017
2017	101	FV	99,100	300	1.1	223,700	323,100	323,100	Year End Roll	9/29/2016
2016	101	FV	97,200	300	1.1	217,200	314,700	314,700	Year End Roll	1/14/2016
2015	101	FV	93,300	300	1.1	172,400	266,000	266,000	Year End	10/2/2014
2014	101	FV	92,400	300	1.1	189,200	281,900	281,900	Year End Roll	1/23/2014
2013	101	FV	90,500	300	1.25	238,700	329,500	329,500	Year End Roll	10/25/2012
2012	101	FV	90,500	300	1.25	217,000	307,800	307,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERNA E. CASSID	19068-180		5/24/1988	FAMILY		0 No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	ENTRY DENIED	615	
9/15/2001	ENTRY DENIED	613	
1/17/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

