

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	CHAPMAN JEAN A -
Owner 2:	MAHNKE GEORGE -
Street 1:	77 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1900

NARRATIVE DESCRIPTION

This Parcel contains .55 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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
901	COMMASS		23957.6		SQUARE FE	PRIME SITE		0	4.75	2.637	R1									300,140						300,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	100,500	8,100	0.550	300,100	408,700
Total Card	100,500	8,100	0.550	300,100	408,700
Total Parcel	100,500	8,100	0.550	300,100	408,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.29	/Parcel: 363.29

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/13/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	901	FV	97,500	8100	.55	286,900	392,500	392,500	Create Final value 2019	6/4/2019
2018	901	FV	97,500	8100	.55	286,900	392,500	392,500	Year End Roll	9/28/2017
2017	901	FV	95,500	8100	.55	286,900	390,500	390,500	Year End Roll	9/29/2016
2016	901	FV	95,500	8100	.55	278,700	382,300	382,300	Year End Roll	1/14/2016
2015	901	FV	91,600	8100	.55	221,200	320,900	320,900	Year End	10/2/2014
2014	901	FV	90,600	8100	.55	212,300	311,000	311,000	Year End Roll	1/23/2014
2013	901	FV	88,600	8100	.64	212,400	309,100	309,100	Year End Roll	10/25/2012
2012	901	FV	88,600	8100	.64	193,100	289,800	289,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAPMAN JEAN A,	53101-27		6/30/2009	INVOLVED GOV	0	No	No			ORDER OF TAKING-NO AWARD MONEY
HOUGHTON LILLIA	28942-035		8/6/1998		185000	No	No			
	7408-521		3/19/1949		12000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2000	1902	ROOF	2,500	C	6/30/2001			
11/25/1998	1590	SHED	800	C	4/8/1999			4/8/99 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/18/2001	M&L EXTERIOR	613	
4/8/1999	MEAS+INSPCTD	600	
1/17/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

