

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	SANTA JOHN T
Owner 2:	
Owner 3:	
Street 1:	7 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SANTA CECELIA F -
Owner 2:	-
Street 1:	7 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1902

NARRATIVE DESCRIPTION

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		47044		SQUARE FE	PRIME SITE		0	4.75	1.341	R1			LOCATIO	-10					299,734						299,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	223,800		1.080	299,700	523,500
Total Card		223,800	1.080	299,700	523,500
Total Parcel		223,800	1.080	299,700	523,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 203.29		/Parcel: 203.29	

Legal Description	User Acct
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	221,300	0	1.08	270,600	491,900	491,900	Create Final value 2019	6/4/2019
2018	101	FV	221,300	0	1.08	270,600	491,900	491,900	Year End Roll	9/28/2017
2017	101	FV	218,800	0	1.08	270,600	489,400	489,400	Year End Roll	9/29/2016
2016	101	FV	213,900	0	1.08	262,800	476,700	476,700	Year End Roll	1/14/2016
2015	101	FV	211,400	0	1.08	208,600	420,000	420,000	Year End	10/2/2014
2014	101	FV	201,500	0	1.08	212,000	413,500	413,500	Year End Roll	1/23/2014
2013	101	FV	196,500	0	1.08	231,400	427,900	427,900	Year End Roll	10/25/2012
2012	101	FV	211,200	0	1.08	280,500	491,700	491,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SANTA CECELIA F	26617-484		8/28/1996	FAMILY		1	No	No		reserving a life estate
RURAL LAND FOUN	12893-613		11/12/1975		20000	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
5/30/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
9/17/2009	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
2/6/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

