



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HSU TR BO YEE LEUNG
Owner 2:	HSU TR NIEN HSI
Owner 3:	LEXINGTON HD1 TRUST
Street 1:	17 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GOTTLIEB PETER A -
Owner 2:	-
Street 1:	17 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.97 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		
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		0.1335		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,005						4,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	707,000		1.970	564,000	1,271,000	z648	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 315.35		/Parcel: 315.35	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	101	FV	692,000	0	1.97	546,400	1,238,400	1,238,400	Create Final value 2019	6/4/2019
2018	101	FV	696,700	0	1.97	546,400	1,243,100	1,243,100	Year End Roll	9/28/2017
2017	101	FV	648,900	0	1.97	516,000	1,164,900	1,164,900	Year End Roll	9/29/2016
2016	101	FV	630,300	0	1.97	500,800	1,131,100	1,131,100	Year End Roll	1/14/2016
2015	101	FV	624,700	0	1.97	464,000	1,088,700	1,088,700	Year End	10/2/2014
2014	101	FV	586,000	0	1.97	416,000	1,002,000	1,002,000	Year End Roll	1/23/2014
2013	101	FV	574,900	0	1.6	384,500	959,400	959,400	Year End Roll	10/25/2012
2012	101	FV	586,000	0	1.967	443,900	1,029,900	1,029,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOTTLIEB PETER	31343-534		4/26/2000		910900	No	No			
SNOW DEVELOPMEN	27596-114		8/21/1997		663609	No	No			
JULIANO, PAUL J	27164-187		3/27/1997	CHANGE IN US	225000	Yes	No			
FUNG MARGARET	18842-394		1/28/1988		223000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/1/1997	1222	RENOVATI	8,500	C	4/4/1998			
2/19/1997	1133-97	NEW HOME	340,000	C	7/17/1997			55% 4/4/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/2018	INFO AT DOOR	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	ENTRY DENIED	613	
4/4/1998	MEAS/EXT INS	602	
7/17/1997	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.97005	Total SF/SM:	85815.38	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	564,005	Spl Credit		Total:	564,000
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