

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		DEERHAVEN RD, LINCOLN

OWNERSHIP

Owner 1:	HARPELL DIANE POULOS
Owner 2:	
Owner 3:	
Street 1:	PO BOX 2963
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	POULOS - SOPHIE
Owner 2:	-
Street 1:	PO BOX 283
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.07		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									420						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	209,200	500	1.907	560,400	770,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.48						/Parcel: 367.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	189,700	500	1.907	542,800	733,000	733,000	Create Final value 2019	6/4/2019
2018	101	FV	187,200	800	1.907	542,800	730,800	730,800	Year End Roll	9/28/2017
2017	101	FV	185,200	800	1.907	512,400	698,400	698,400	Year End Roll	9/29/2016
2016	101	FV	183,300	800	1.907	497,200	681,300	681,300	Year End Roll	1/14/2016
2015	101	FV	179,400	800	1.907	460,400	640,600	640,600	Year End	10/2/2014
2014	101	FV	171,600	800	1.907	412,400	584,800	584,800	Year End Roll	1/23/2014
2013	101	FV	167,800	800	1.907	400,400	569,000	569,000	Year End Roll	10/25/2012
2012	101	FV	167,800	800	1.91	396,500	565,100	565,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POULOS ,SOPHIE	1523-49		2/26/2018	FAMILY		1	No	No		
POULOS TR,SOPHI	1523-48		2/26/2018	FAMILY		1	No	No		
POULOS,CHARLES	1464-80		12/10/2014	FAMILY		1	No	No		
	675-150		9/19/1962		39000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

