



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	BYRNES MICHAEL
Owner 2:	BYRNES MARGARET LARSEN
Owner 3:	
Street 1:	82 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1706 Type:

PREVIOUS OWNER

Owner 1:	BYRNES MARGARET A -
Owner 2:	-
Street 1:	82 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1706

NARRATIVE DESCRIPTION

This Parcel contains 4.35 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	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		2.513		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									75,390						75,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	491,700	29,300	4.350	635,400	1,156,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.37						/Parcel: 309.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	543,600	29300	4.35	617,800	1,190,700	1,190,700	Create Final value 2019	6/4/2019
2018	101	FV	545,300	12700	4.35	617,800	1,175,800	1,175,800	Year End Roll	9/28/2017
2017	101	FV	535,300	12700	4.35	587,400	1,135,400	1,135,400	Year End Roll	9/29/2016
2016	101	FV	521,600	12700	4.35	572,200	1,106,500	1,106,500	Year End Roll	1/14/2016
2015	101	FV	507,800	12700	4.35	535,400	1,055,900	1,055,900	Year End	10/2/2014
2014	101	FV	474,100	12700	4.35	487,400	974,200	974,200	Year End Roll	1/23/2014
2013	101	FV	465,300	12700	4.35	475,400	953,400	953,400	Year End Roll	10/25/2012
2012	101	FV	465,300	12700	4.35	515,400	993,400	993,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BYRNES MARGARET	53293-520		7/29/2009	FAMILY		1	No	No		
BYRNES F MICHAE	18592-96		10/5/1987	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/1995	854-95	W/S FLUE		C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/9/2002	M&L EXTERIOR	615	
2/24/1996	ENTRY DENIED	606	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

