



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		FRIDOLIN HL, LINCOLN

OWNERSHIP

Owner 1:	ANTON CHARLES
Owner 2:	TASKOR YESIM
Owner 3:	PIRNAR HALIL ALI
Street 1:	9 FRIDOLIN HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANTON - CHARLES
Owner 2:	TASKOR - YESIM
Street 1:	9 FRIDOLIN HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .224 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	4	NONE
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	ROLLNG
s				Street	2	PARTIAL P
t				Traffic	2	LIGHT

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
132	UNDEV		0.22353		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									1,341						1,300	Cons Restr

Total AC/HA:	0.22353	Total SF/SM:	9736.97	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	1,341	Spl Credit:		Total:	1,300
--------------	---------	--------------	---------	-------------	-----------	----------------	-----------	--------	-------	-------------	--	--------	-------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.224	1,300	1,300	934	0
							GIS Ref
							GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	132	FV		0	.224	1,300	1,300	1,300	Create Final value 2019	6/4/2019
2018	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	9/28/2017
2017	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	9/29/2016
2016	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	1/14/2016
2015	132	FV		0	.224	1,300	1,300	1,300	Year End	10/2/2014
2014	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	1/23/2014
2013	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	10/25/2012
2012	132	FV		0	.224	1,300	1,300	1,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANTON CHARLES	1516-69		9/29/2017	MULTI-PARCEL	1400000	No	No			
HAYDON TR TREVO	1480-211		10/30/2015	MULTI-PARCEL	1825000	No	No			
CHOE MICHAEL W	1359-38		9/2/2008	MULTI-PARCEL	1820000	Yes	No			SALE INCLUDES 1/2 INT IN 48-6-3L48
FLASHNER BONNIE	1325-6		8/17/2006	PART INTERES	1506000	Yes	No			owned by 48-6-5 & 48-6-4
FLASHNER BONNIE	1311-79		11/17/2005	PART INTERES	1870000	Yes	No			lot owned by 48-6-5 & 48-6-4
FILLMORE MICHAEL	1138977		5/10/2000	PART INTERES		1	Yes	No		Koch, Flashner 1/2 int
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400000	Yes	No			ADDNL 1ST \$100000

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

