



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	ENGSTROM HAROLD H
Owner 2:	ENGSTROM LYNDA B
Owner 3:	
Street 1:	27 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MANCUSO BASTIANO -
Owner 2:	MCKENNA JACQUELINE A -
Street 1:	27 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.987 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infru	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,900						6,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	546,900	17,100	2.987	670,900	1,234,900	3069.00	0				
							GIS Ref				
							GIS Ref				
Total Card					546,900	17,100	2.987	670,900	1,234,900	Entered Lot Size	
Total Parcel					546,900	17,100	2.987	670,900	1,234,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			393.32	/Parcel:	393.32	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	499,000	17100	2.987	653,300	1,169,400	1,169,400	Create Final value 2019	6/4/2019
2018	101	FV	499,000	17100	2.987	653,300	1,169,400	1,169,400	Year End Roll	9/28/2017
2017	101	FV	487,100	0	2.987	646,900	1,134,000	1,134,000	Year End Roll	9/29/2016
2016	101	FV	469,700	0	2.987	628,500	1,098,200	1,098,200	Year End Roll	1/14/2016
2015	101	FV	465,800	0	2.987	582,100	1,047,900	1,047,900	Year End	10/2/2014
2014	101	FV	438,400	0	2.987	542,900	981,300	981,300	Year End Roll	1/23/2014
2013	101	FV	430,600	0	2.987	526,900	957,500	957,500	Year End Roll	10/25/2012
2012	101	FV	438,400	0	2.99	506,100	944,500	944,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MANCUSO BASTIAN	1218-35		2/24/2000		876000	No	No			
DEXTER BARBARA	1201-166		3/8/1999	CHD>SALE	550000	No	No			
	685-64		5/19/1963		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/21/2018	7174	WINDOWS	29,084	C				Replace 16 windows
5/23/2016	6444	SHED	25,000	C	5/18/2017			Construct a one st
1/11/2006	3338	W/S FLUE		C				
5/3/1999	1708	RENOVATI	65,000	C	3/8/2000			kitchen, baths, ne
4/20/1999	1686	DEMOLITI		C	6/5/1999			inground pool

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/10/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2006	MEAS/EXT INS	50	
3/8/2000	MEAS+INSPCTD	600	
6/5/1999	MEAS/EXT INS	602	
9/16/1998	MEAS+INSPCTD	602	
2/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

