

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	KEUTMANN MARIE		
Owner 2:			
Owner 3:			
Street 1:	68 BIRCHWOOD LN		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01773-4908		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1924, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 2 Rooms, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		57499.19922		SQUARE FE	PRIME SITE		0	8.3	1.274	R4									607,973						608,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,500	7,600	1.320	608,000	618,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 1,471.67						/Parcel: 1,471.	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,500	7600	1.32	591,900	602,000	602,000	Create Final value 2019	6/4/2019
2018	101	FV	2,500	7600	1.32	591,900	602,000	602,000	Year End Roll	9/28/2017
2017	101	FV	2,400	7600	1.32	586,000	596,000	596,000	Year End Roll	9/29/2016
2016	101	FV	2,400	7600	1.32	569,200	579,200	579,200	Year End Roll	1/14/2016
2015	101	FV	2,300	7600	1.32	526,700	536,600	536,600	Year End	10/2/2014
2014	101	FV	2,200	7600	1.32	490,800	500,600	500,600	Year End Roll	1/23/2014
2013	101	FV	2,200	7600	1.32	476,100	485,900	485,900	Year End Roll	10/25/2012
2012	101	FV	2,200	7600	1.32	494,400	504,200	504,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADAMS FRED EST	23790-412		10/20/1993	DIVORCE/ESTA	301000	No	No			
OLD CONCORD RD	20563-174		5/29/1990	FAMILY	325000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
4/20/1996	MEAS/EXT INS	606	
12/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

