



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	R	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	WOLFF SUSAN		
Owner 2:			
Owner 3:			
Street 1:	13R SOUTH COMMONS		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	THORNDIKE ALBERT JR -		
Owner 2:	THORNDIKE BRENDA L -		
Street 1:	13R SOUTH COMMONS		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	517,200		0.000		517,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		216.80	/Parcel:	216.80	Insp Date
						Land Unit Type:	04/24/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	500,700	0			500,700	500,700	Create Final value 2019	6/4/2019
2018	102	FV	500,700	0			500,700	500,700	Year End Roll	9/28/2017
2017	102	FV	468,100	0			468,100	468,100	Year End Roll	9/29/2016
2016	102	FV	464,000	0			464,000	464,000	Year End Roll	1/14/2016
2015	102	FV	447,800	0			447,800	447,800	Year End	10/2/2014
2014	102	FV	423,300	0			423,300	423,300	Year End Roll	1/23/2014
2013	102	FV	399,900	0			399,900	399,900	Year End Roll	10/25/2012
2012	102	FV	397,600	0			397,600	397,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNDIKE ALBER	48566-189		11/28/2006		482500	No	No			
THORNDIKE ALBER	35334-132		4/24/2002	CONVENIENC		1	No	No		
SPAULDING TARA	31396-004		5/12/2000		340500	No	No			
LONCOLN HSE ASS	25790-37		11/2/1995		229675	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
12/4/2008	MEAS+INSPCTD	100	
5/1/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc:	BATTLE	Total:		SpI Credit:		Total:	
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