



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		LINCOLN RD, LINCOLN

**OWNERSHIP**

Owner 1:	DARLING THOMAS W		
Owner 2:	DARLING JILLIAN R HOSFORD		
Owner 3:			
Street 1:	7 LINCOLN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

**PREVIOUS OWNER**

Owner 1:	HOLLINGSWORTH SUSAN H -		
Owner 2:	HOLLINGSWORTH MARK JR -		
Street 1:	15700 SOUTH PARK BLVD		
Twn/City:	SHAKER HEIGHTS		
St/Prov:	OH	Cntry:	
Postal:	44120	Type:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.227 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1789, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Infl	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	
132	UNDEV		0.39		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									2,340						2,300	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,232,700	11,800	1.837	664,000	1,908,500		0
132			0.390	2,300	2,300		GIS Ref
							GIS Ref
Total Card	1,232,700	11,800	2.227	666,300	1,910,800	Entered Lot Size	
Total Parcel	1,232,700	11,800	2.227	666,300	1,910,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		371.32	/Parcel:	371.32	Insp Date
						Land Unit Type:	07/20/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,229,600	11800	2.227	648,700	1,890,100	1,890,100	Create Final value 2019	6/4/2019
2018	101	FV	1,229,600	11800	2.227	648,700	1,890,100	1,890,100	Year End Roll	9/28/2017
2017	101	FV	1,110,800	11800	2.227	642,300	1,764,900	1,764,900	Year End Roll	9/29/2016
2016	101	FV	1,074,400	11800	2.227	623,900	1,710,100	1,710,100	Year End Roll	1/14/2016
2015	101	FV	1,009,700	11800	2.227	577,500	1,599,000	1,599,000	Year End	10/2/2014
2014	101	FV	963,500	11800	2.227	538,300	1,513,600	1,513,600	Year End Roll	1/23/2014
2013	101	FV	935,700	11800	2.227	522,300	1,469,800	1,469,800	Year End Roll	10/25/2012
2012	101	FV	935,700	11800	2.222	497,600	1,445,100	1,445,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLINGSWORTH S	45840-532		8/11/2005		1708000	No	No			
HODGSON, NICHOL	24841-53		9/7/1994		937500	No	No			
WINTHROP + HALL	16397-486		8/29/1985		715000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/17/2009	4275	RENO-ADD	764,417	C	6/14/2011			kitchen addition;
9/26/2007	3775	RENOVATI	65,448	C	5/15/2008			remove 1 bth & ren
10/20/1998	1554	ROOF		C	2/20/1999			
7/29/1998	1473	RENOVATI	39,000	C	2/20/1999			RM BATH, DEN
1/13/1995	658-95	MANUAL	2,500	C	7/18/1995			FR DOORS

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/14/2011	PERMIT VISIT	618	G BOURGAULT
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
11/19/2005	MEAS+INSPCTD	615	
2/20/1999	MEAS+INSPCTD	602	
3/28/1996	MEAS+INSPCTD	606	
7/27/1995	INSPECTED	600	
7/18/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

