



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		STOREY DR, LINCOLN

OWNERSHIP

Owner 1:	O'BRIEN LEE A
Owner 2:	SUTHERLAND JEFFREY J
Owner 3:	
Street 1:	17 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2103 Type:

PREVIOUS OWNER

Owner 1:	HWANG - DAVID H
Owner 2:	HWANG - JI YOUNG
Street 1:	17 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2103

NARRATIVE DESCRIPTION

This Parcel contains 3.917 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 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	
101	ONE FAM		2.08		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									12,480						12,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	732,700	1,400	3.917	676,500	1,410,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 335.06						/Parcel: 335.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	747,100	1400	3.917	658,900	1,407,400	1,407,400	Create Final value 2019	6/4/2019
2018	101	FV	1,066,100	1400	3.917	674,700	1,742,200	1,742,200	Year End Roll	9/28/2017
2017	101	FV	954,700	1400	3.917	668,300	1,624,400	1,624,400	Year End Roll	9/29/2016
2016	101	FV	923,300	1400	3.917	649,900	1,574,600	1,574,600	Year End Roll	1/14/2016
2015	101	FV	898,800	1400	3.917	603,500	1,503,700	1,503,700	Year End	10/2/2014
2014	101	FV	833,400	1400	3.917	564,300	1,399,100	1,399,100	Year End Roll	1/23/2014
2013	101	FV	817,100	1400	3.917	548,300	1,366,800	1,366,800	Year End Roll	10/25/2012
2012	101	FV	871,400	1400	3.917	568,300	1,441,100	1,441,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HWANG,DAVID H	70211-60		11/9/2017		1380000	No	No			
CLARKE BRUCE E,	55037-85		7/23/2010		1375000	No	No			
HAY, PAMELA + R	25115-558		1/10/1995	CHD>SALE	485000	No	No			
PAMELA BLACK PU	16255-253		6/28/1985	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2018	7062	ROOF	21,224	C	6/11/2018			Strip & re-roof st
8/6/2014	5863	SOLAR PA	17,000	C				
12/1/1997	1314	SHED		C	3/7/1998			3/7/98 100%
10/18/1995	837-95	W/S FLUE		C	6/20/1996			
6/13/1995	745-95	RENO-ADD	300,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/2/2018	ABATE-INSPEC	618	G BOURGAULT
8/23/2013	MEAS+INSPCTD	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
11/20/2000	ABATE-INSPEC	600	
5/18/1999	M&L EXTERIOR	602	
3/7/1998	MEAS/EXT INS	602	
1/30/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

