



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENIK ALEXANDER D
Owner 2:	BERMONT REBECCA J
Owner 3:	
Street 1:	4 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2109 Type:

PREVIOUS OWNER

Owner 1:	Moses - John M
Owner 2:	Moses - Meredyth H
Street 1:	4 Storey Dr
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2109

NARRATIVE DESCRIPTION

This Parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		64469		SQUARE FE	PRIME SITE		0	8.3	1.169	R4									625,328						625,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	611,300	4,200	1.480	625,300	1,240,800	1248	0				
							GIS Ref				
							GIS Ref				
Total Card					611,300	4,200	1.480	625,300	1,240,800	Entered Lot Size	
Total Parcel					611,300	4,200	1.480	625,300	1,240,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			330.44	/Parcel:	330.44	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	623,800	4200	1.48	608,800	1,236,800	1,236,800	Create Final value 2019	6/4/2019
2018	101	FV	623,800	4200	1.48	608,800	1,236,800	1,236,800	Year End Roll	9/28/2017
2017	101	FV	586,700	4200	1.48	602,700	1,193,600	1,193,600	Year End Roll	9/29/2016
2016	101	FV	575,300	4200	1.48	585,400	1,164,900	1,164,900	Year End Roll	1/14/2016
2015	101	FV	578,400	4200	1.48	541,700	1,124,300	1,124,300	Year End	10/2/2014
2014	101	FV	569,800	4200	1.48	504,800	1,078,800	1,078,800	Year End Roll	1/23/2014
2013	101	FV	535,600	4200	1.48	489,700	1,029,500	1,029,500	Year End Roll	10/25/2012
2012	101	FV	535,600	4200	1.48	501,000	1,040,800	1,040,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Moses,John M	60646-555		12/4/2012		1512500	No	No			
MOSES JOHN M TR	58259-16		1/10/2012	FAMILY	0	No	No			
MOSES JOHN M,	46017-442		9/1/2005	CONVENIENC	99	No	No			
MOSES MEREDYTH	45950-182		8/26/2005	CONVENIENC	99	No	No			
MOSES JOHN M,	32349-521		12/22/2000	CONVENIENC	100	No	No			
JEFFERSON EATON	16476-382		10/2/1985		365000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/27/2017	6902	ROOF	22,000	C				Strip & re-roof dw
4/8/2014	5706	MANUAL	8,000	C				Sheet metal work f
2/21/2014	5653	RENOVATI	400,000	C	5/20/2014			reconstruct a port
10/4/2005	3284	ROOF		C				
7/26/2004	2985	GREENHOU	25,000	C	5/13/2005			rep demolished gre
7/6/2004	2969	DEMOLITI		C	5/13/2005			greenhouse
9/15/2000	2079	RENOVATI	21,000	C	6/23/2001			bedrooms
12/4/1992	181	RENOVATI	25,000	C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/20/2014	MEAS+INSPCTD	25	D ERSKINE
1/10/2011	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	
6/23/2001	MEAS+INSPCTD	614	
5/18/1999	M&L COMPLETE	602	
2/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.48000	Total SF/SM:	64468.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	625,328	SpI Credit	Total:	625,300
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