



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		UPLAND FIELD RD, LINCOLN

OWNERSHIP

Owner 1:	MCCARTHY PAUL J
Owner 2:	MCCARTHY WLADYSLAWA J
Owner 3:	
Street 1:	9 UPLAND FIELD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3303 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.287 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1937, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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 Infru	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		0.45045		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,514						13,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	362,600	7,000	2.287	677,500	1,047,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 322.23						/Parcel: 322.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	340,700	7000	2.287	659,900	1,007,600	1,007,600	Create Final value 2019	6/4/2019
2018	101	FV	340,700	7000	2.287	659,900	1,007,600	1,007,600	Year End Roll	9/28/2017
2017	101	FV	331,300	7000	2.287	653,500	991,800	991,800	Year End Roll	9/29/2016
2016	101	FV	325,000	7000	2.287	635,100	967,100	967,100	Year End Roll	1/14/2016
2015	101	FV	321,800	7000	2.287	588,700	917,500	917,500	Year End	10/2/2014
2014	101	FV	299,700	7000	2.287	549,500	856,200	856,200	Year End Roll	1/23/2014
2013	101	FV	293,400	7000	1.09	456,600	757,000	757,000	Year End Roll	10/25/2012
2012	101	FV	299,700	7000	1.09	474,100	780,800	780,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TIMOTHY DREISBA	15430-412		2/2/1984		310000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/1997	1238	RENOVATI	7,000	C	3/6/1999			
2/14/1997	1132-97	ROOF	19,200	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS+INSPCTD	622	K Cuoco
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/6/1999	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
3/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

