



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		MACKINTOSH LN, LINCOLN

**OWNERSHIP**

Owner 1:	CIRASO JOHN
Owner 2:	FOX JUDY
Owner 3:	
Street 1:	PO BOX 126
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CIRASO - JENNIE
Owner 2:	CIRASO - JOHN
Street 1:	PO BOX 126
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.46 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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		63598		SQUARE FE	PRIME SITE		0	8.3	1.181	R4									623,159						623,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	275,900		1.460	623,200	899,100
Total Card		275,900	1.460	623,200	899,100
Total Parcel		275,900	1.460	623,200	899,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 316.26		/Parcel: 316.26	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	278,900	0	1.46	606,600	885,500	885,500	Create Final value 2019	6/4/2019
2018	101	FV	278,900	0	1.46	606,600	885,500	885,500	Year End Roll	9/28/2017
2017	101	FV	264,700	0	1.46	600,600	865,300	865,300	Year End Roll	9/29/2016
2016	101	FV	259,600	0	1.46	583,400	843,000	843,000	Year End Roll	1/14/2016
2015	101	FV	249,300	0	1.46	539,800	789,100	789,100	Year End	10/2/2014
2014	101	FV	246,800	0	1.46	503,000	749,800	749,800	Year End Roll	1/23/2014
2013	101	FV	241,700	0	1.46	488,000	729,700	729,700	Year End Roll	10/25/2012
2012	101	FV	241,700	0	1.46	469,800	711,500	711,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CIRASO,JENNIE	73101-484		8/13/2019	FAMILY		99	No	No		
CIRASO, ANNE +	26644-137		9/5/1996	CONVENIENC		1	No	No		
ANNE + JENNIE C	18624-430		10/19/1987	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/3/1995	699-95	ROOF		C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
3/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	75 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
09/30/19	20:36:17

**LAST REV**

Date	Time
08/19/19	11:39:51
blakeley	
2048	

