



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	80 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:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	SKOK DAVID R
Owner 2:	SKOK MARIANNE
Owner 3:	
Street 1:	23 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1997, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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 Influ	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	14.	1.000	R7									1,120,000						1,120,000	
101	ONE FAM		2.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									70,290						70,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,063,800	50,500	4.180	1,190,300	3,304,600		0
							GIS Ref
							GIS Ref
Total Card	2,063,800	50,500	4.180	1,190,300	3,304,600	Entered Lot Size	
Total Parcel	2,063,800	50,500	4.180	1,190,300	3,304,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 409.95		/Parcel: 409.95			Land Unit Type:	Insp Date
							05/01/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,178,900	50500	4.18	1,227,100	3,456,500	3,456,500	Create Final value 2019	6/4/2019
2018	101	FV	2,178,900	50500	4.18	1,227,100	3,456,500	3,456,500	Year End Roll	9/28/2017
2017	101	FV	1,954,300	50500	4.18	1,227,100	3,231,900	3,231,900	Year End Roll	9/29/2016
2016	101	FV	1,935,800	50500	4.18	1,193,500	3,179,800	3,179,800	Year End Roll	1/14/2016
2015	101	FV	1,915,600	50500	4.18	1,174,300	3,140,400	3,140,400	Year End	10/2/2014
2014	101	FV	1,875,000	50500	4.18	1,158,300	3,083,800	3,083,800	Year End Roll	1/23/2014
2013	101	FV	1,834,500	50500	4.18	1,126,300	3,011,300	3,011,300	Year End Roll	10/25/2012
2012	101	FV	1,267,700	50500	4.18	2,230,300	3,548,500	3,548,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SKINNER, EST.OF	26273-007		4/30/1996	CHD>SALE	1595000	No	No			2 LOTS + ROAD
RAYMOND MILITZE	12478-564		7/16/1973		170000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/2/2016	6355	ROOF	214,800	C				Remove & replace c
9/29/1997	1283	POOL HOU	5,000	C	4/4/1998			4/4/98 100%
9/9/1997	1270	TENN.COU	25,000	C	4/4/1998			4/4/98 100%
9/23/1996	1050-96	NEW HOME	825,000	C	7/3/1997			65% 4/4/98 100%
8/13/1996	1028-96	DEMOLITI		C	7/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
2/17/1999	ABATE-INSPEC	600	
7/3/1997	MEAS+INSPCTD	600	
4/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

