



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAPLANTE JAMES A
Owner 2:	RACE DEBORAH M
Owner 3:	
Street 1:	41 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	NEISTER - JOHN
Owner 2:	-
Street 1:	41 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 12.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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		11.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									66,960						67,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	316,400	4,100	12.997	731,000	1,051,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 440.88						/Parcel: 440.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	306,800	4100	12.997	713,400	1,024,300	1,024,300	Create Final value 2019	6/4/2019
2018	101	FV	306,800	4100	12.997	713,400	1,024,300	1,024,300	Year End Roll	9/28/2017
2017	101	FV	323,400	4900	12.997	707,000	1,035,300	1,035,300	Year End Roll	9/29/2016
2016	101	FV	315,800	4900	12.997	688,600	1,009,300	1,009,300	Year End Roll	1/14/2016
2015	101	FV	307,100	4900	12.997	642,200	954,200	954,200	Year End	10/2/2014
2014	101	FV	283,800	4900	12.997	603,000	891,700	891,700	Year End Roll	1/23/2014
2013	101	FV	278,000	4900	12.397	583,400	866,300	866,300	Year End Roll	10/25/2012
2012	101	FV	282,900	4900	12.4	594,600	882,400	882,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEISTER,JOHN	68464-387		11/23/2016	DIVORCE/ESTA	765000	No	No			
WILLIAM EMERSON	21282-452		7/11/1991		450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/1/2018	7053	RENO-ADD	848,000	O				Construct a garage
9/15/1997	1274	WDK-EFP	7,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
3/7/1998	MEAS/EXT INS	602	
4/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	12.99655	Total SF/SM:	566129.69	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	730,960	Spl Credit		Total:	731,000
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