



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
100		LINCOLN RD, LINCOLN

**OWNERSHIP**

Owner 1:	SANDER LAURA C
Owner 2:	SANDER THOMAS H
Owner 3:	
Street 1:	100 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

**PREVIOUS OWNER**

Owner 1:	WISE RICHARD G -
Owner 2:	GOODWIN AMY B -
Street 1:	100 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

**NARRATIVE DESCRIPTION**

This Parcel contains .87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	B	CESSPL
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		37897.19922		SQUARE FE	PRIME SITE		0	7.	1.778	R3									471,584						471,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	757,400		0.870	471,600	1,229,000	1517	0			
							GIS Ref			
							GIS Ref			
Total Card					757,400	0.870	471,600	1,229,000	Entered Lot Size	
Total Parcel					757,400	0.870	471,600	1,229,000	Total Land: 7	
Source: Market Adj Cost			Total Value per SQ unit /Card: 313.44			/Parcel: 313.44	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	743,000	0	.87	456,800	1,199,800	1,199,800	Create Final value 2019	6/4/2019
2018	101	FV	743,000	0	.87	456,800	1,199,800	1,199,800	Year End Roll	9/28/2017
2017	101	FV	669,100	0	.87	431,200	1,100,300	1,100,300	Year End Roll	9/29/2016
2016	101	FV	650,500	0	.87	418,400	1,068,900	1,068,900	Year End Roll	1/14/2016
2015	101	FV	645,100	0	.87	387,400	1,032,500	1,032,500	Year End	10/2/2014
2014	101	FV	607,200	0	.87	347,000	954,200	954,200	Year End Roll	1/23/2014
2013	101	FV	596,400	0	.87	336,800	933,200	933,200	Year End Roll	10/25/2012
2012	101	FV	623,800	0	.87	370,500	994,300	994,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE RICHARD G,	47810-237		7/14/2006	MULTI-PARCEL	1167500	No	No			Sale included 85 28 0
WISE RICHARD G	44619-598		2/10/2005	CONVENIENC		1	No	No		
WISE RICHARD G,	31197-474		2/11/2000	CONVENIENC		0	No	No		
LENNON, STEVEN	26880-369		12/4/1996	CHD>SALE	420000	No	No			
LENNON, JAMES V	13722-352		6/26/1979	FAMILY	75000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2012	5248	RENOVATI	46,000	C				replace existing e
10/12/2012	5186	RENOVATI	4,000	C				remove 2 exterior
8/6/2012	5122	WDK	6,000	C				repair damage to a
4/1/2009	4142	WDK	2,000	C				repair & rebuild d
6/24/1999	1756	ADDITION	90,000	C	6/12/2000			bedroom 6/12/200
6/5/1997	1200	RENOVATI	6,500	C	3/7/1998			80% 3/7/98 100%
4/10/1997	1159-97	ROOF		C	7/16/1997			
2/19/1997	1134-97	MANUAL	5,000	C	7/16/1997			AC,ALARM 3/7/98 10
12/20/1996	1108-96	RENOVATI	70,000	C	7/16/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
6/12/2000	MEAS+INSPCTD	611	
3/7/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS/EXT INS	600	
3/28/1996	MEAS+INSPCTD	606	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.87000	Total SF/SM: 37897.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 471,584	Spl Credit	Total: 471,600
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