



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLARK TIMOTHY J
Owner 2:	JOHNSEN KATE
Owner 3:	
Street 1:	97 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3805 Type:

**PREVIOUS OWNER**

Owner 1:	JONES - SUSAN C
Owner 2:	-
Street 1:	97 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3805

**NARRATIVE DESCRIPTION**

This Parcel contains 1.55 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		67518		SQUARE FE	PRIME SITE		0	7.	1.129	R3									533,788						533,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,017,800		1.550	533,800	1,551,600	1510	0			
							GIS Ref			
							GIS Ref			
Total Card					1,017,800	1.550	533,800	1,551,600	Entered Lot Size	
Total Parcel					1,017,800	1.550	533,800	1,551,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		396.22	/Parcel:	396.22	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	1,032,600	0	1.55	517,000	1,549,600	1,549,600	Create Final value 2019	6/4/2019
2018	101	FV	1,032,600	0	1.55	517,000	1,549,600	1,549,600	Year End Roll	9/28/2017
2017	101	FV	925,600	0	1.55	488,000	1,413,600	1,413,600	Year End Roll	9/29/2016
2016	101	FV	891,000	0	1.55	473,500	1,364,500	1,364,500	Year End Roll	1/14/2016
2015	101	FV	868,800	0	1.55	438,500	1,307,300	1,307,300	Year End	10/2/2014
2014	101	FV	770,800	0	1.55	392,700	1,163,500	1,163,500	Year End Roll	1/23/2014
2013	101	FV	755,900	0	1.55	381,300	1,137,200	1,137,200	Year End Roll	10/25/2012
2012	101	FV	755,900	0	1.55	399,600	1,155,500	1,155,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONES,SUSAN C	71197-361		6/22/2018		1400000	No	No			
PERRY JUDITH S,	31304-326		4/3/2000		975000	No	No			
FUNARO, KATHERI	25413-320		6/16/1995		662500	No	No			
ENRICO FUNARO	20914-368		12/14/1990	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2015	6169	RENOVATI	30,000	C	3/10/2016			Remodel 2nd floor
1/23/2014	5633	RENOVATI	15,000	C	5/13/2014			bath remodel
3/29/2013	5351	KITCHEN	80,000	C	5/13/2014			remodel existing k
6/25/2001	2280	ROOF		C				
11/16/1998	1584	MANUAL	10,000	C	4/14/1999			enlarge bathroom
8/18/1997	1254	ROOF		C	3/3/1998			3/3/98 100%
7/25/1995	778-95	FENCE	1,850	C	3/29/1996			
6/27/1995	756-95	FINISH B		C	3/29/1996			
6/12/1995	744-95	RENO-ADD	8,000	C	3/29/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
4/14/1999	MEAS+INSPCTD	602	
3/3/1998	MEAS/EXT INS	602	
3/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

