



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	MULA VINCENT A
Owner 2:	
Owner 3:	
Street 1:	7 FORESTER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MULA - VINCENT A
Owner 2:	MULA - DAWN MARIE
Street 1:	7 FORESTER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
132	UNDEV		0.5		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									15,000						15,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.500	15,000	15,000	HOUSE AND MOST OF THE LAND IN WALTHAM	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	.5	15,000	15,000	15,000	Create Final value 2019	6/4/2019
2018	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	9/28/2017
2017	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	9/29/2016
2016	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	1/14/2016
2015	132	FV		0	.5	15,000	15,000	15,000	Year End	10/2/2014
2014	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	1/23/2014
2013	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	10/25/2012
2012	132	FV		0	.5	15,000	15,000	15,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULA,VINCENT A	72605-291		5/15/2019	DIVORCE/ESTA		1 No	No			
SALVUCCI,FORTUN	67460-533		6/20/2016	PARTIAL INTR	510000	No	No			
FIRST ATLANTIC	23360-159		6/29/1993	PARTIAL INTR	175000	Yes	No			PART IN WALTHAM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	15,000	Spl Credit:		Total:	15,000
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