



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SHAW LYNETTE		
Owner 2:			
Owner 3:			
Street 1:	189 LINCOLN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4102		Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80151.2		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									665,255						665,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	398,600		1.840	665,300	1,063,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 342.09						/Parcel: 302.13	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	518,500	0	1.84	647,600	1,166,100	1,166,100	Create Final value 2019	6/4/2019
2018	101	FV	509,800	0	1.84	647,600	1,157,400	1,157,400	Year End Roll	9/28/2017
2017	101	FV	489,900	0	1.84	640,400	1,130,300	1,130,300	Year End Roll	9/29/2016
2016	101	FV	473,300	0	1.84	622,000	1,095,300	1,095,300	Year End Roll	1/14/2016
2015	101	FV	459,100	0	1.84	575,500	1,034,600	1,034,600	Year End	10/2/2014
2014	101	FV	453,700	0	1.84	536,300	990,000	990,000	Year End Roll	1/23/2014
2013	101	FV	443,200	0	1.82	518,600	961,800	961,800	Year End Roll	10/25/2012
2012	101	FV	502,300	0	1.82	405,300	907,600	907,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHAW MICHAEL N	1089-10		12/6/1991	FAMILY		0 No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/26/2019	R-19-0040	ROOF	13,000	C				Strip & re-roof, r
3/26/2008	3896	TEMPORAR		C				tent 6-6 to 6-9
2/3/2003	2634	MANUAL	5,000	C	6/17/2003			fireplace
1/28/1999	1619	RENO-ADD	92,000	C	6/2/1999			new carport and ga

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/19/2008	ENTRY DENIED	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
5/31/2000	MEAS/EXT INS	611	
6/2/1999	MEAS+INSPCTD	602	
3/26/1996	MEAS+INSPCTD	606	
12/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

