

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FAIRFAX STEPHEN A
Owner 2:	POOLE KATHERINE K
Owner 3:	
Street 1:	148 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4118 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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	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		43560		SQUARE FE	PRIME SITE		0	6.35	1.586	R2									438,582						438,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	265,900	10,400	1.000	438,600	714,900
Total Card	265,900	10,400	1.000	438,600	714,900
Total Parcel	265,900	10,400	1.000	438,600	714,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		356.94	/Parcel: 356.94

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
03/29/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	259,200	10400	1.	424,100	693,700	693,700	Create Final value 2019	6/4/2019
2018	101	FV	259,200	10400	1.	424,100	693,700	693,700	Year End Roll	9/28/2017
2017	101	FV	254,800	10400	1.	411,600	676,800	676,800	Year End Roll	9/29/2016
2016	101	FV	254,800	10400	1.	411,600	676,800	676,800	Year End Roll	1/14/2016
2015	101	FV	246,000	10400	1.	348,800	605,200	605,200	Year End	10/2/2014
2014	101	FV	243,800	10400	1.	312,900	567,100	567,100	Year End Roll	1/23/2014
2013	101	FV	239,400	10400	1.	303,900	553,700	553,700	Year End Roll	10/25/2012
2012	101	FV	267,100	10400	1.	276,300	553,800	553,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TONG, PIN	1128-83		6/22/1994		270000	No	No	
MONTGOMERY DAVI	792-92		5/19/1970		46250	No	No	

TAX DISTRICT

--

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2005	3289	ROOF		C				
6/11/2001	2258	RENOVATI	35,000	C	6/1/2002		kitchen	
4/7/1997	1157-97	SHED		C	6/6/2000		7/1/00 100%	

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
12/1/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	ENTRY DENIED	613	
6/6/2000	MEAS/EXT INS	608	
5/29/1999	MEAS/EXT INS	602	
3/7/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
4/12/1996	MEAS/EXT INS	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	438,582	Spl Credit		Total:	438,600
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

