



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ART TR SUZANNE
Owner 2:	ART TR ROBERT J
Owner 3:	SUZANNE ART REVOCABLE TRUST
Street 1:	155 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

PREVIOUS OWNER

Owner 1:	ART - SUZANNE
Owner 2:	ART - ROBERT J
Street 1:	155 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1942, 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	Descrp	%	Item	Code	Descrp
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		48787		SQUARE FE	PRIME SITE		0	6.35	1.448	R2									448,539						448,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	242,400	5,800	1.120	448,500	696,700	z885
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 265.92						/Parcel: 265.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	235,500	5800	1.12	433,700	675,000	675,000	Create Final value 2019	6/4/2019
2018	101	FV	235,500	5800	1.12	433,700	675,000	675,000	Year End Roll	9/28/2017
2017	101	FV	230,900	5800	1.12	421,000	657,700	657,700	Year End Roll	9/29/2016
2016	101	FV	230,900	5800	1.12	421,000	657,700	657,700	Year End Roll	1/14/2016
2015	101	FV	261,700	5800	1.12	356,700	624,200	624,200	Year End	10/2/2014
2014	101	FV	259,100	5800	1.12	320,000	584,900	584,900	Year End Roll	1/23/2014
2013	101	FV	253,900	5800	1.12	310,800	570,500	570,500	Year End Roll	10/25/2012
2012	101	FV	231,700	5800	1.12	275,600	513,100	513,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ART,SUZANNE	63428-211		3/31/2014	FAMILY	100	No	No			
ART SUZANNE,	32783-103		4/25/2001	CONVENIENC	1	No	No			
ART ROBERT J,	28732-100		6/9/1998	CONVENIENC	1	No	No			
CHIANG MILLARD	12238-668		7/5/1972		53000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/12/2011	4787	RENO-ADD	91,000	C	10/18/2011			raise roof, add 2n
6/16/2010	4484	TEMPORAR		C				tent 6/25/ to 6/28
6/8/2004	2943	RENOVATI	15,000	C	6/4/2005			sunroom, new drs,

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2015	MEAS+INSPCTD	618	G BOURGAULT
6/7/2012	MEAS+INSPCTD	25	D ERSKINE
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
4/11/1996	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

