



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAROUF FEYZA
Owner 2:	ARSLAN MURAT
Owner 3:	
Street 1:	113 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	MAROUF - FEYZA
Owner 2:	-
Street 1:	113 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 1.94 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1973, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,090						3,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	463,200	28,000	1.940	563,100	1,054,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 379.74						/Parcel: 379.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	449,300	28000	1.94	545,500	1,022,800	1,022,800	Create Final value 2019	6/4/2019
2018	101	FV	451,300	28000	1.94	545,500	1,024,800	1,024,800	Year End Roll	9/28/2017
2017	101	FV	467,800	28000	1.94	515,100	1,010,900	1,010,900	Year End Roll	9/29/2016
2016	101	FV	457,000	28000	1.94	499,900	984,900	984,900	Year End Roll	1/14/2016
2015	101	FV	445,200	28000	1.94	463,100	936,300	936,300	Year End	10/2/2014
2014	101	FV	413,900	28000	1.94	415,100	857,000	857,000	Year End Roll	1/23/2014
2013	101	FV	406,000	28000	1.94	403,100	837,100	837,100	Year End Roll	10/25/2012
2012	101	FV	430,400	28000	1.94	443,100	901,500	901,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAROUF,FEYZA	67566-255		7/5/2016	FAMILY		1	No	No		
HUSSEY,REBECCA	67462-522		6/20/2016		999000	No	No			
Reinherz,Ellis	59759-373		8/15/2012	DIVORCE/ESTA		1	No	No		Seperation Agreement
REINHERZ ELLIS,	45655-211		7/20/2005	CONVENIENC		1	No	No		
YOUNG LEE	14297-344		5/22/1981		195000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2003	2722	MANUAL	115,000	C	6/26/2004			kit nook, remod ki

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	M&L COMPLETE	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/13/1996	MEAS/EXT INS	606	
12/13/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

