



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		SWEET BAY LN, LINCOLN

**OWNERSHIP**

Owner 1:	CHANG MICHAEL
Owner 2:	LYONS JOANNE M
Owner 3:	
Street 1:	10 SWEET BAY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RYAN - KRISTINA A
Owner 2:	-
Street 1:	10 SWEET BAY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.218 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1996, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53049		SQUARE FE	PRIME SITE		0	8.3	1.356	R4									596,892						596,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,329,300	3,100	1.218	596,900	1,929,300	1815.00	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 374.11						/Parcel: 374.11	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,347,100	3100	1.218	716,300	2,066,500	2,066,500	Create Final value 2019	6/4/2019
2018	101	FV	1,347,100	3100	1.218	716,300	2,066,500	2,066,500	Year End Roll	9/28/2017
2017	101	FV	1,034,900	3100	1.218	716,300	1,754,300	1,754,300	Year End Roll	9/29/2016
2016	101	FV	999,900	3100	1.218	669,500	1,672,500	1,672,500	Year End Roll	1/14/2016
2015	101	FV	970,600	3100	1.218	619,900	1,593,600	1,593,600	Year End	10/2/2014
2014	101	FV	892,400	3100	1.218	611,300	1,506,800	1,506,800	Year End Roll	1/23/2014
2013	101	FV	872,900	3100	1.218	593,300	1,469,300	1,469,300	Year End Roll	10/25/2012
2012	101	FV	809,700	3100	1.218	794,700	1,607,500	1,607,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN, KRISTINA A	71344-363		7/19/2018		1900000	No	No			
RYAN REGINA A T	30301-592		6/16/1999	CHD>SALE	1050000	No	No			
MCGEEHAN JOHN J	30301-585		6/15/1999	SUBSEQUENT S	1600000	No	No			
PICKMAN, ANTHON	26306-367		5/10/1996	CHANGE IN US	415000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/10/2011	4931	MANUAL	7,456	C				install residentia
8/29/2000	2062	SHED		C	6/8/2001			
6/14/1999	1732	ADDITION	75,000	C	6/28/2000			2 bedrooms 6/28/0
4/19/1996	930-96	NEW HOME	420,000	C	6/28/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
6/28/2000	MEAS/EXT INS	611	
5/24/1997	MEAS+INSPCTD	602	
6/28/1996	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

