



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 147 |        | SOUTH GREAT RD, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | SCHWARTZ DANIEL J   |
| Owner 2:  | IACOBO CHRISTINA T  |
| Owner 3:  |                     |
| Street 1: | 147 SOUTH GREAT RD  |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                    |
|-----------|--------------------|
| Owner 1:  | OLEARY - MELINDA   |
| Owner 2:  | -                  |
| Street 1: | 147 SOUTH GREAT RD |
| Twn/City: | LINCOLN            |
| St/Prov:  | MA Cntry           |
| Postal:   | 01773-4120         |

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1911, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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 Infru | 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          | 7.         | 1.586 | R3    |             |           |        |   |        |   |        |   | 483,476         |           |   |           |        |      | 483,500   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items | Land Size                      | Land Value | Total Value | Legal Description | User Acct |         |                 |                  |  |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|---------|-----------------|------------------|--|
| 101                     | 571,700        | 700        | 1.000                          | 483,500    | 1,055,900   | 1833              | 0         |         |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |         |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |         |                 |                  |  |
| Total Card              |                |            |                                |            | 571,700     | 700               | 1.000     | 483,500 | 1,055,900       | Entered Lot Size |  |
| Total Parcel            |                |            |                                |            | 571,700     | 700               | 1.000     | 483,500 | 1,055,900       | Total Land:      |  |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: |            |             | 386.52            | /Parcel:  | 386.52  | Land Unit Type: |                  |  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 522,200    | 700       | 1.        | 468,300    | 991,200     | 991,200       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 522,200    | 700       | 1.        | 468,300    | 991,200     | 991,200       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 509,900    | 700       | 1.        | 442,000    | 952,600     | 952,600       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 491,900    | 700       | 1.        | 428,900    | 921,500     | 921,500       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 487,900    | 700       | 1.        | 397,100    | 885,700     | 885,700       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 459,800    | 700       | 1.        | 355,700    | 816,200     | 816,200       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 451,800    | 700       | 1.1       | 351,900    | 804,400     | 804,400       | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 459,800    | 700       | 1.1       | 387,100    | 847,600     | 847,600       | Year End                | 1/26/2012  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| OLEARY, MELINDA | 53461-105 |      | 8/28/2009 |           | 1010000    | No | No  |       |                 |       |
| OLEARY SIMON,   | 52723-49  |      | 5/6/2009  | FAMILY    |            | 1  | No  | No    |                 |       |
| BOECKMAN DUNNE  | 42239-228 |      | 3/15/2004 |           | 704000     | No | No  |       |                 |       |
| ALLEN ROSAMOND  | 30559-328 |      | 8/18/1999 |           | 600000     | No | No  |       |                 |       |
| PERLMUTTER STEV | 17200-486 |      | 7/15/1986 |           | 330000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 5/17/2004  | 2919   | ADDITION | 120,000 | C   | 6/4/2005   |          |          | gar, fm rm, bed, b |
| 11/17/1994 | 610-94 | MANUAL   | 55,000  | C   | 8/30/1995  |          |          | SUNROOM            |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/22/2010 | MEAS+INSPCTD | 25  | D ERSKINE |
| 6/17/2006  | PERMIT VISIT | 615 |           |
| 6/4/2005   | MEAS+INSPCTD | 615 |           |
| 3/8/2000   | MEAS+INSPCTD | 600 |           |
| 5/17/1996  | MEAS+INSPCTD | 606 |           |
| 8/30/1995  | PERMIT VISIT | 606 |           |
| 12/11/1986 | INSPECTED    | 601 |           |

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 3 | Total: | 483,476 | Spl Credit | Total: | 483,500 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

