



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SWAIN DOUGLAS M
Owner 2:	
Owner 3:	
Street 1:	143 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

**PREVIOUS OWNER**

Owner 1:	SWAIN DOUGLAS M -
Owner 2:	SWAIN RHONDA F -
Street 1:	143 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

**NARRATIVE DESCRIPTION**

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		0.403		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									12,090						12,100	
101	ONE FAM		0.46		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,760						2,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	270,900	3,200	2.700	574,900	849,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.74						/Parcel: 307.74	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	252,800	3200	2.7	557,300	813,300	813,300	Create Final value 2019	6/4/2019
2018	101	FV	252,800	3200	2.7	557,300	813,300	813,300	Year End Roll	9/28/2017
2017	101	FV	252,800	3200	2.7	526,900	782,900	782,900	Year End Roll	9/29/2016
2016	101	FV	250,200	3200	2.7	511,700	765,100	765,100	Year End Roll	1/14/2016
2015	101	FV	239,900	3200	2.7	474,900	718,000	718,000	Year End	10/2/2014
2014	101	FV	237,300	3200	2.7	426,900	667,400	667,400	Year End Roll	1/23/2014
2013	101	FV	232,100	3200	2.7	414,900	650,200	650,200	Year End Roll	10/25/2012
2012	101	FV	248,800	3200	2.7	454,900	706,900	706,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWAIN DOUGLAS M	42674-536		5/3/2004	CONVENIENC		1	No	No		
LAWSON JOHN R	13331-524		11/14/1977		110000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2009	4250	WDK	14,000	C	7/19/2010			repair deck
8/6/2002	2558	SHED		C	6/17/2003			Shed & foundation
5/5/1994	454	RENOVATI	700	C	8/30/1995			
12/3/1993	400	ROOF	15,000	C	12/28/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2010	PERMIT VISIT	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
4/12/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
12/20/1993	FIELDREV CHG	600	
12/7/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

