



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
123		CHESTNUT CR, LINCOLN

**OWNERSHIP**

Owner 1:	GALLUP JR WILLIAM A
Owner 2:	ROMANO PAMELA A
Owner 3:	
Street 1:	123 CHESTNUT CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4915 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	FP																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	533,700	2,900	0.000		536,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 198.70						/Parcel: 198.70	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	483,500	2900	.		486,400	486,400	Create Final value 2019	6/4/2019
2018	102	FV	483,500	2900	.		486,400	486,400	Year End Roll	9/28/2017
2017	102	FV	442,200	2900	.		445,100	445,100	Year End Roll	9/29/2016
2016	102	FV	429,800	2900	.		432,700	432,700	Year End Roll	1/14/2016
2015	102	FV	417,400	2900	.		420,300	420,300	Year End	10/2/2014
2014	102	FV	413,200	2900	.		416,100	416,100	Year End Roll	1/23/2014
2013	102	FV	385,500	2900	.		388,400	388,400	Year End Roll	10/25/2012
2012	102	FV	385,500	2900	.		388,400	388,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS R MAY	21528-71		11/8/1991		195000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/13/2011	4640	MANUAL	1,098	C				replace one entry
7/29/1998	1472	FINISH B	8,000	C	3/31/1999			
8/24/1993	324	RENOVATI	1,200	C	12/20/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
2/23/2004	M&L COMPLETE	615	
3/31/1999	MEAS+INSPCTD	602	
5/19/1997	MEAS+INSPCTD	600	
4/26/1996	MEAS+INSPCTD	606	
12/20/1993	PERMIT VISIT	600	
4/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

