



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		ASPEN CR, LINCOLN

OWNERSHIP

Owner 1:	LEE TR JOHN L
Owner 2:	MCDOUGALD-LEE TR KATHLEEN
Owner 3:	LEE & MCDOUGALD FAMILY TRUST
Street 1:	215 ASPEN CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEE - JOHN L
Owner 2:	MCDOUGALD-LEE - KATHLEEN
Street 1:	215 ASPEN CIRCLE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infl	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	524,400	3,000	0.000		527,400	3836	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
			Total Value per SQ unit /Card:		308.29	/Parcel:	308.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	470,500	3000	.		473,500	473,500	Create Final value 2019	6/4/2019
2018	102	FV	470,500	3000	.		473,500	473,500	Year End Roll	9/28/2017
2017	102	FV	430,300	3000	.		433,300	433,300	Year End Roll	9/29/2016
2016	102	FV	389,100	3000	.		392,100	392,100	Year End Roll	1/14/2016
2015	102	FV	377,900	3000	.		380,900	380,900	Year End	10/2/2014
2014	102	FV	374,100	3000	.		377,100	377,100	Year End Roll	1/23/2014
2013	102	FV	349,300	3000	.		352,300	352,300	Year End Roll	10/25/2012
2012	102	FV	346,700	3000	.		349,700	349,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEE,JOHN L	66791-373		2/11/2016	FAMILY	10	No	No			
MILLER,DEBORAH	65313-404		5/4/2015		445000	No	No			
Edmiston Tr,Deb	59563-490		7/20/2012	FAMILY	100	No	No			
EDMISTON DEBORA	57794-369		11/4/2011	FAMILY	0	No	No			
KIRSHE HENRY A,	51085-542		4/25/2008		425000	No	No			
KIRSHE HENRY A	33579-452		9/4/2001	CONVENIENC	100	No	No			
RUSS FAITH W,	33245-434		7/13/2001		405000	No	No			
ALFIERIS MICHAEL	31369-237		4/25/2000	OTHER	266288	No	No			ESTATE SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2015	6063	RENOVATI	21,000	C	6/15/2015			Remodel recreation

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/19/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

