



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MILLSTONE LN, LINCOLN

OWNERSHIP

Owner 1:	HARRINGTON WENDY
Owner 2:	
Owner 3:	
Street 1:	4 MILLSTONE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	Harrington - Wendy
Owner 2:	Menard - Matthew
Street 1:	4 Millstone Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 10.687 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD SHING Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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	10.	1.000	R5									800,000						800,000	
130	LAND		8.8501		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									53,101						53,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct					
101	493,000	16,800	1.837	800,000	1,309,800	2242	0					
130			8.850	53,100	53,100		GIS Ref					
Total Card							493,000	16,800	10.687	853,100	1,362,900	Entered Lot Size
Total Parcel							769,900	16,800	10.687	853,100	1,639,800	Total Land:
Source: Market Adj Cost							Total Value per SQ unit /Card: 516.64		/Parcel: 404.09		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	834,700	16800	10.687	849,900	1,701,400	1,701,400	Create Final value 2019	6/4/2019
2018	101	FV	834,700	16800	10.687	849,900	1,701,400	1,701,400	Year End Roll	9/28/2017
2017	101	FV	820,500	16800	10.687	849,900	1,687,200	1,687,200	Year End Roll	9/29/2016
2016	101	FV	801,500	16800	10.687	797,900	1,616,200	1,616,200	Year End Roll	1/14/2016
2015	101	FV	794,800	16800	10.687	742,700	1,554,300	1,554,300	Year End	10/2/2014
2014	018	FV	499,200	0	10.687	945,500	1,444,700	1,264,700	Year End Roll	1/23/2014
2013	018	FV	264,100	0	10.687	925,500	1,189,600	1,009,600	Year End Roll	10/25/2012
2012	018	FV	264,100	0	10.687	945,500	1,209,600	1,029,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Harrington,Wend	59479-581		7/9/2012	FAMILY		100	No	No		
Harrington,Wend	59479-563		7/9/2012	FAMILY		100	No	No		
MENARD,MATTHEW	54784-450		6/4/2010	FAMILY		100	No	No		
HARRINGTON WEND	54736-79		5/26/2010	CONVENIENC		100	No	No		
HARRINGTON WINT	46839-127		1/18/2006	FAMILY		10	No	No		
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC		10	No	No		
HARRINGTON WINT	18815-314		1/13/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2014	5787	RENO-BAR		C	6/5/2015			Change occupancy o
12/12/2013	5620	MANUAL	15,000	C	5/14/2014			caport 720sqft
5/20/2013	5420	MANUAL	18,600	C				sheet metal work f
11/5/2012	5220	NEW HOME	400,000	C	9/2/2015			must remove apt fr
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
5/14/2014	MEAS+INSPCTD	25	D ERSKINE
6/13/2013	MEAS+INSPCTD	25	D ERSKINE
3/5/2007	MEAS+INSPCTD	100	

Sign: VERIFICATION OF VISIT NOT DATA

