



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	FRENCH TR JOHN B
Owner 2:	FRENCH TR DEBORAH C
Owner 3:	JOHN B FRENCH 2012 REV TRUST
Street 1:	PO BOX 6303
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	French - John B
Owner 2:	French - Deborah C
Street 1:	PO Box 6303
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.401 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 Influ	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	
101	ONE FAM		0.9345		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									28,035						28,000	
101	ONE FAM		1.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									9,780						9,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	400,300	3,600	4.401	837,800	1,241,700		0
							GIS Ref
							GIS Ref
Total Card	400,300	3,600	4.401	837,800	1,241,700	Entered Lot Size	
Total Parcel	400,300	3,600	4.401	837,800	1,241,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		455.71	/Parcel:	455.71	Insp Date
						Land Unit Type:	05/29/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,600	3600	4.401	837,800	1,201,000	1,201,000	Year End Roll	9/26/2019
2019	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Create Final value 2019	6/4/2019
2018	101	FV	347,400	3600	4.401	834,600	1,185,600	1,185,600	Year End Roll	9/28/2017
2017	101	FV	340,800	3100	4.401	834,600	1,178,500	1,178,500	Year End Roll	9/29/2016
2016	101	FV	340,800	3100	4.401	782,600	1,126,500	1,126,500	Year End Roll	1/14/2016
2015	101	FV	328,300	3100	4.401	727,400	1,058,800	1,058,800	Year End	10/2/2014
2014	101	FV	325,100	3100	4.401	717,800	1,046,000	1,046,000	Year End Roll	1/23/2014
2013	101	FV	318,800	3100	4.531	698,600	1,020,500	1,020,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
French,John B	60845-280		12/28/2012	FAMILY		1	No	No		
AMES JAMES B,	49617-524		6/15/2007		1325000	No	No			
BUTTS LOUISE	15719-8		8/3/1984		340000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2008	4006	TEMPORAR		C				tent
7/12/2007	3724	SHED		C	5/29/2008			install shed
6/18/2007	3709	RENOVATI	80,000	C	5/29/2008			reno master bth&ki

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2017	INFO AT DOOR	4	JG
5/29/2008	MEAS+INSPCTD	100	
6/16/2007	MEAS/EXT INS	616	D MANZELLO
11/14/2000	M&L COMPLETE	609	
5/17/1996	MEAS+INSPCTD	606	
1/24/1996	MEAS/EXT INS	607	
1/1/1985	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

