



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	BALAKRISHNAN SIVARAM
Owner 2:	SINGH VANEETA
Owner 3:	
Street 1:	5 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3903 Type:

PREVIOUS OWNER

Owner 1:	TINGLEY - FREDERICK M
Owner 2:	TINGLEY - DILLA G
Street 1:	5 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3903

NARRATIVE DESCRIPTION

This parcel contains 1.78 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily CLAPBOARD Exterior and 2067 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		77536		SQUARE FE	PRIME SITE		0	11.98	1.02	R4									949,549						949,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.780	279,400	3,500	949,500	1,232,400
Total Card	1.780	279,400	3,500	949,500	1,232,400
Total Parcel	1.780	279,400	3,500	949,500	1,232,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 596.17		/Parcel: 596.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	256,900	3400	1.78	921,800	1,182,100		Year End Roll	12/2/2024
2024	101	FV	254,000	3400	1.78	903,600	1,161,000		Year end	11/9/2023
2023	101	FV	219,000	3400	1.78	733,200	955,600	955,600	Year end	11/3/2022
2022	101	FV	193,600	3600	1.78	678,500	875,700	875,700	Year End Roll	10/19/2021
2021	101	FV	178,500	3600	1.78	634,100	816,200	816,200	Year End Roll	10/15/2020
2020	101	FV	175,500	3600	1.78	657,900	837,000	837,000	Year End Roll	9/26/2019
2019	101	FV	174,000	3600	1.78	640,400	818,000	818,000	Create Final va	6/4/2019
2018	101	FV	174,000	3600	1.78	640,400	818,000	818,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TINGLEY,FREDERI	81380-174		3/31/2023		1,220,000	No	No		
	10233-155		3/19/1963		27,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2024	G-24-0056	MANUAL	10,000	C				
8/7/2024	SH-24-0015	SHEET MT	44,000	C				Install Bosch heat
5/24/2024	R-24-2024	RENO-ADD	600,000	O				Renovate existing
6/21/2023	R-23-0148	DEMOLITI	25,000	C	6/21/2023			Selective interior
5/10/2004	2913	ROOF		C	3/14/2005			
7/1/1994	512-94	RENOVATI		C	1/1/1995			
4/7/1994	442	DEMOLITI		C	1/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS+INSPCTD	622	K Cuoco
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	
2/26/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

