



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	PETRI CAMILLE
Owner 2:	CAMERON MICHAEL
Owner 3:	
Street 1:	252 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

PREVIOUS OWNER

Owner 1:	O'SULLIVAN - JOHN J
Owner 2:	EDWARDS - KATHRYN S
Street 1:	252 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1960, having primarily WOOD SHING Exterior and 3242 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		42253		SQUARE FE	PRIME SITE		0	9.98	1.63	R3									685,386						685,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	653,300		685,400	1,338,700
Total Card		0.970	653,300	685,400	1,338,700
Total Parcel		0.970	653,300	685,400	1,338,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.98		/Parcel: 412.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	609,600	0	.97	665,500	1,275,100		Year End Roll	12/2/2024
2024	101	FV	606,000	0	.97	652,400	1,258,400		Year end	11/9/2023
2023	101	FV	527,000	0	.97	600,900	1,127,900	1,127,900	Year end	11/3/2022
2022	101	FV	449,600	0	.97	543,200	992,800	992,800	Year End Roll	10/19/2021
2021	101	FV	406,300	0	.97	480,700	887,000	887,000	Year End Roll	10/15/2020
2020	101	FV	361,100	0	.97	480,700	841,800	841,800	Year End Roll	9/26/2019
2019	101	FV	343,200	0	.97	465,600	808,800	808,800	Create Final va	6/4/2019
2018	101	FV	343,200	0	.97	465,600	808,800	808,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'SULLIVAN,JOHN	75370-596		8/14/2020		1,052,000	No	No		
SEVILLE,JOAN E	66495-397		12/8/2015		805,000	No	No		
SEVILLE ALFRED	22437-282		9/28/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2024	R-24-0171	WDK	38,534	O				Build 16x20 back d
4/11/2023	R-23-0085	SOLAR PA	75,003	C				Install roof mount
7/26/2022	R-22-0071	ROOF	27,898	C				Remove & replace 3
5/31/2006	3445	ROOF		C				Strip & re-rood dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	EXTRIOR ONLY	6	JN
3/1/2016	SALES INSP	618	G BOURGAULT
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
5/6/1996	MEAS+INSPCTD	606	
4/3/1996	MEAS/EXT INS	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

