



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLEAN ALEXANDRA M
Owner 2:	O'REILLY PADRAIC M
Owner 3:	
Street 1:	256 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOYCE - JOSEPH S
Owner 2:	-
Street 1:	256A LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1951, having primarily WOOD SHING Exterior and 2735 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 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		43560		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,297						689,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.000	432,800	1,500	689,300	1,123,600	
Total Card		1.000	432,800	1,500	689,300	1,123,600
Total Parcel		1.000	432,800	1,500	689,300	1,123,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.81		/Parcel: 410.81		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	408,800	1400	1.	669,300	1,079,500		Year End Roll	12/2/2024
2024	101	FV	398,200	1400	1.	656,100	1,055,700		Year end	11/9/2023
2023	101	FV	363,700	1400	1.	604,300	969,400	969,400	Year end	11/3/2022
2022	101	FV	309,000	1900	1.	546,300	857,200	857,200	Year End Roll	10/19/2021
2021	101	FV	296,300	1900	1.	483,500	781,700	781,700	Year End Roll	10/15/2020
2020	101	FV	293,500	1900	1.	483,500	778,900	778,900	Year End Roll	9/26/2019
2019	101	FV	263,200	1900	1.	468,300	733,400	733,400	Create Final va	6/4/2019
2018	101	FV	263,200	0	1.	468,300	731,500	731,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYCE,JOSEPH S	70996-27		5/11/2018		830,000	No	No		
HOAR NORMAN W,	36041-252		8/2/2002		715,000	No	No		
LAROCHE MARGARE	21033-564		3/5/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2021	R-21-0051	SOLAR PA	17,000	C				Install 24 roof-mo
11/4/2011	4925	MANUAL		C				install a Yotul 8

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2019	SALES INSP	621	N Cramer
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
12/16/2003	MEAS/EXT INS	615	
11/13/2000	ABATE-INSPEC	600	
4/2/1996	MEAS/EXT INS	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

