Total Card / Total Parcel
- APPRAISED: 1,147,100 / 1,147,100
- USE VALUE: 1,147,100 / 1,147,100
- ASSESSED: 1,147,100 / 1,147,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LINWAY RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	DUTKEWYCH MARK Y
Owner 2:	FREEDMAN LISA A
Owner 3:	
Street 1:	15 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	GREELEY JAMES M -
Owner 2:	GREELEY BERNICE C -
Street 1:	15 LINWAY RD PO BOX 32
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-4811

NARRATIVE DESCRIPTION

This parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1970, having primarily WOOD SHING Exterior and 3064 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.130	440,900		706,200	1,147,100
Total Card	1.130	440,900		706,200	1,147,100
Total Parcel	1.130	440,900		706,200	1,147,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 374.44   /Parcel: 374.44

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/20/08

!430!

PREVIOUS ASSESSMENT

Parcel ID: 177 27 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	415,700	0	1.13	685,700	1,101,400		Year End Roll	12/2/2024
2024	101	FV	409,700	0	1.13	672,300	1,082,000		Year end	11/9/2023
2023	101	FV	379,900	0	1.13	619,200	999,100	999,100	Year end	11/3/2022
2022	101	FV	332,400	0	1.13	559,800	892,200	892,200	Year End Roll	10/19/2021
2021	101	FV	314,300	0	1.13	495,400	809,700	809,700	Year End Roll	10/15/2020
2020	101	FV	302,300	0	1.13	495,400	797,700	797,700	Year End Roll	9/26/2019
2019	101	FV	299,300	0	1.13	479,800	779,100	779,100	Create Final va	6/4/2019
2018	101	FV	299,300	0	1.13	479,800	779,100	779,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:40:17

LAST REV

Date	Time
07/01/21	09:55:35
	apro

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREELEY JAMES M	49691-546		6/28/2007		630,000	No	No		
GREELEY JAMES	13488-375		7/13/1978	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	117 13 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2020	R-20-0101	POOL	2,500	C				Install above grou
1/15/2015	5997	MANUAL	1,400	C				Sheet metal work t
11/19/2014	5961	RENOVATI	90,000	C	9/11/2015			Renovate bedroom a
8/6/2007	3742	RENOVATI	3,000	C	4/22/2009			cathedral exitst c
7/23/2007	3729	RENOVATI	40,000	C	4/22/2009			remod kit,install

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
5/13/2015	PERMIT VISIT	619	DH
4/22/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS/EXT INS	100	
9/27/2001	M&L COMPLETE	613	
4/3/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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		49222		SQUARE FE	PRIME SITE		0	9.98	1.44	R3									706,249						706,200	

Total AC/HA: 1.12998	Total SF/SM: 49222	Parcel LUC: 101	ONE FAM	Prime NB Desc RES CAT 3	Total: 706,249	Spl Credit	Total: 706,200

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	18 - SPLIT ENTRY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1970 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:	1	Rating:	GOOD
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26 %

CALC SUMMARY

Basic $ / SQ:	123.00
Size Adj.:	1.06982946
Const Adj.:	1.00999999
Adj $ / SQ:	132.905
Other Features:	65072
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595798
Depreciation:	154908
Depreciated Total:	440891

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2			HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	654062.2176

Juris. Factor:		Before Depr:	146.20
Special Features:	0	Val/Su Net:	114.46
Final Total:	440900	Val/Su SzAd	235.02

SKETCH

10
15 OSP F=1   34
25   FFL LLV   24   FFL GAR
24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,876	132.900	249,330
LLV	LOWR LEVEL	1,250	161.150	201,434
GAR	GARAGE	576	38.520	22,188
OSP	SCRN PORCH	150	24.080	3,611

Net Sketched Area:	3,852		Total:		476,563
Size Ad	1876	Gross Area	3852	FinArea	3064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	A	0

IMAGE

05/13/2015

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 177 27 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: