

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,365,000 / 1,365,000  
 USE VALUE: 1,365,000 / 1,365,000  
 ASSESSED: 1,365,000 / 1,365,000



**Patriot**  
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 29 |        | LONG MEADOW RD, LINCOLN |

OWNERSHIP

|           |                      |
|-----------|----------------------|
| Owner 1:  | LOEWENSTEIN DAVIDA G |
| Owner 2:  |                      |
| Owner 3:  |                      |
| Street 1: | 29 LONG MEADOW RD    |
| Street 2: |                      |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry Own Occ: Y  |
| Postal:   | 01773-4809 Type:     |

PREVIOUS OWNER

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily CLAPBOARD Exterior and 2998 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdms.

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     |          | 42688       |                    | SQUARE FE | PRIME SITE |           | 0          | 11.98      | 1.61 | R4    |            |           |        |   |        |   |        |   | 824,299         |           |   |           |        |      | 824,300   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 101          | 0.980           | 536,600                        | 4,100      | 824,300    | 1,365,000       |
| Total Card   | 0.980           | 536,600                        | 4,100      | 824,300    | 1,365,000       |
| Total Parcel | 0.980           | 536,600                        | 4,100      | 824,300    | 1,365,000       |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 455.24     | /Parcel: 455.24 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 506,600    | 3900      | .98       | 800,200    | 1,310,700   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 499,600    | 3900      | .98       | 784,400    | 1,287,900   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 496,100    | 3900      | .98       | 636,500    | 1,136,500   | 1,136,500     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 444,400    | 4200      | .98       | 589,000    | 1,037,600   | 1,037,600     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 401,900    | 4200      | .98       | 550,500    | 956,600     | 956,600       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 398,500    | 4200      | .98       | 571,100    | 973,800     | 973,800       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 370,000    | 4200      | .98       | 556,000    | 930,200     | 930,200       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 368,700    | 3100      | .98       | 556,000    | 927,800     | 927,800       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor       | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|---------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CARROLL NANCY | 13167-489 |      | 4/7/1977 |           | 91,500     | No | No  |       |       |

BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment  |
|-----------|--------|----------|--------|-----|------------|----------|------------|----------|
| 8/18/2014 | 5869   | ROOF     | 13,150 | C   |            |          |            |          |
| 1/14/2003 | 2632   | RENOVATI | 22,000 | C   | 6/28/2003  |          |            | basement |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 4/18/2018  | MEAS/EXT INS | 622 | K Cuoco   |
| 11/18/2008 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/28/2003  | MEAS+INSPCTD | 615 |           |
| 4/4/1996   | MEAS/EXT INS | 606 |           |
| 12/14/1988 | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

