



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	LEE YOUNG HO
Owner 2:	SUH LAWON
Owner 3:	
Street 1:	31 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEE TR - YOUNG HO
Owner 2:	31 MILL STREET REALTY TRUST -
Street 1:	31 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 2008, having primarily CLAPBOARD Exterior and 5346 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400					798,400		
101	ONE FAM		0.373		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									13,055					13,100		
101	ONE FAM		0.49		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									3,430					3,400	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.700	1,774,600	6,000	814,900	2,595,500
Total Card 2.700 1,774,600 6,000 814,900 2,595,500					
Total Parcel 2.700 1,774,600 6,000 814,900 2,595,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		485.50	/Parcel: 485.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,600,800	5600	2.7	791,700	2,398,100		Year End Roll	12/2/2024
2024	101	FV	1,532,200	5600	2.7	774,100	2,311,900		Year end	11/9/2023
2023	101	FV	1,522,300	5600	2.7	714,100	2,242,000	2,242,000	Year end	11/3/2022
2022	101	FV	1,402,600	4600	2.7	646,900	2,054,100	2,054,100	Year End Roll	10/19/2021
2021	101	FV	1,343,100	4600	2.7	574,100	1,921,800	1,921,800	Year End Roll	10/15/2020
2020	101	FV	1,316,500	4600	2.7	574,100	1,895,200	1,895,200	Year End Roll	9/26/2019
2019	101	FV	1,369,600	4600	2.7	556,500	1,930,700	1,930,700	Create Final va	6/4/2019
2018	101	FV	1,369,600	4600	2.7	556,500	1,930,700	1,930,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE TR, YOUNG HO	72992-420		7/26/2019	FAMILY	99	No	No		
LEE, YOUNG HO	72697-114		6/3/2019	FAMILY	99	No	No		
YOUNG INVESTMEN	63382-291		3/18/2014	INTRA-CORP	1	No	No		
SUH LAWON,	51696-570		9/18/2008	FAMILY	561,000	No	No		
HORGAN MAUREEN	43316-117		7/19/2004		600,000	No	No		
TONRY JOHN L,	35619-191		6/5/2002	CONVENIENC		No	No		
DOMENICHELLA FR	22175-68		6/30/1992		261,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2014	5820	SOLAR PA	21,000	C				Install roof mount
4/15/2014	5712	SHED		C	6/8/2015			Install prefabrica
8/28/2013	5535	TEMPORAR		C				tent 9/1 to 9/2
7/10/2008	3993	DEMOLITI		C				existing house
7/10/2008	3992	NEW HOME	400,000	C	7/28/2010			85% complete
5/10/1995	705-95	SHED	650	C	8/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	PERMIT VISIT	619	DH
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	
2/13/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

