



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		MILL ST, LINCOLN
Unit #:		
Owner 1: DOMNITZ ROBERT		
Owner 2:		
Owner 3:		
Street 1: 21 MILL ST		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11.900	610,200	10,500	926,600	1,547,300
Total Card 11.900 610,200 10,500 926,600 1,547,300					
Total Parcel 11.900 610,200 10,500 926,600 1,547,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 483.99		/Parcel: 483.99	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
10/28/11

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	552,500	9800	11.9	903,400	1,465,700		Year End Roll	12/2/2024
2024	101	FV	546,200	9800	11.9	869,900	1,425,900		Year end	11/9/2023
2023	101	FV	470,900	9800	11.9	809,900	1,290,600	1,290,600	Year end	11/3/2022
2022	101	FV	399,100	12400	11.9	742,700	1,154,200	1,154,200	Year End Roll	10/19/2021
2021	101	FV	374,700	12400	11.9	669,900	1,057,000	1,057,000	Year End Roll	10/15/2020
2020	101	FV	368,300	12400	11.9	669,900	1,050,600	1,050,600	Year End Roll	9/26/2019
2019	101	FV	365,200	12400	11.9	652,300	1,029,900	1,029,900	Create Final va	6/4/2019
2018	101	FV	365,200	12400	11.9	652,300	1,029,900	1,029,900	Year End Roll	9/28/2017

Parcel ID 118 2 0

!878!

**PRINT**

Date	Time
09/26/25	15:25:20

**LAST REV**

Date	Time
12/18/24	10:17:38

apro 878

**USER DEFINED**

Prior Id # 1:	21 1 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 11.9 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1998, having primarily CLAPBOARD Exterior and 3197 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIURLEO, JAMES	27013-140		1/24/1997		230,000	Yes	No		
	7921-524		6/19/1952			No	No		

**TAX DISTRICT**

**PAT ACCT.**

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2017	6905	SOLAR PA	18,154	C				Install ground-mou
2/22/2006	3361	GARAGE	20,000	C	7/25/2006			construct detached
8/16/2000	2054	WDK	2,500	C	6/15/2001			
10/14/1998	1549	MANUAL		C				2 Wood stoves
12/19/1997	1324	NEW HOME	180,000	C	6/25/2000			6/25/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
10/28/2011	MEAS/EXT INS	25	D ERSKINE
11/30/2006	MEAS+INSPCTD	100	
7/25/2006	PERMIT VISIT	100	
6/15/2001	MEAS/EXT INS	613	
6/25/2000	MEAS/EXT INS	611	
6/2/1999	MEAS+INSPCTD	602	
3/27/1999	MEAS/EXT INS	602	
6/25/1998	MEAS+INSPCTD	600	

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 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		2.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									72,205						72,200	
101	ONE FAM		8		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									56,000						56,000	Wetland

