



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		FRIDOLIN HL, LINCOLN

OWNERSHIP

Owner 1:	ANTON TR CHARLES
Owner 2:	ANTON TR TAMI
Owner 3:	FRIDOLIN REALTY TRUST
Street 1:	9 FRIDOLIN HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAYDON TR - TREVOR A
Owner 2:	-
Street 1:	C/O ASHLEY RONDO
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.504 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2003, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	0	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	ROLLNG
s				Street	2	PARTIAL P
t				Traffic	2	LIGHT

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65514.2		SQUARE FE	PRIME SITE		0	8.	1.155	R4									605,234						605,200	

Total AC/HA:	1.50400	Total SF/SM:	65514.24	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	605,234	Spl Credit	Total:	605,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,252,300		1.504	605,200	1,857,500	934	0			
							GIS Ref			
							GIS Ref			
Total Card					1,252,300	1.504	605,200	1,857,500	Entered Lot Size	
Total Parcel					1,252,300	1.504	605,200	1,857,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			285.20	/Parcel:	285.20	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,257,600	0	1.504	627,900	1,885,500	1,885,500	Year End Roll	9/26/2019
2019	101	FV	1,241,600	0	1.504	611,300	1,852,900	1,852,900	Create Final value 2019	6/4/2019
2018	101	FV	1,241,600	0	1.504	611,300	1,852,900	1,852,900	Year End Roll	9/28/2017
2017	101	FV	1,121,100	0	1.504	605,200	1,726,300	1,726,300	Year End Roll	9/29/2016
2016	101	FV	996,300	0	1.504	587,800	1,584,100	1,584,100	Year End Roll	1/14/2016
2015	101	FV	986,600	0	1.504	544,000	1,530,600	1,530,600	Year End	10/2/2014
2014	101	FV	967,200	0	1.504	506,900	1,474,100	1,474,100	Year End Roll	1/23/2014
2013	101	FV	947,800	0	1.484	490,100	1,437,900	1,437,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAYDON TR,TREVO	1480-211		10/30/2015		1825000	No	No			
CHOE MICHAEL W.	1359-38		9/2/2008	MULTI-PARCEL	1820000	No	No			ALSO 1/2 INT IN 48-6-3;48-6-6;48-6-
FLASHNER BONNIE	1311-79		11/17/2005		1870000	Yes	No			This property also has 1/2 ownershi
FILLMORE MICHAEL	1138976		5/10/2000		358500	Yes	No			
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400000	Yes	No			ADDNL 1ST \$100000

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/10/2002	2574	NEW HOME	600,000	C	6/30/2003			6/30 80%
7/3/2002	2531	MANUAL		C	6/30/2003			foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	SALES INSP	618	G BOURGAULT
10/24/2011	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	
5/22/2004	MEAS/EXT INS	615	
6/30/2003	MEAS+INSPCTD	615	

Sign: VERIFICATION OF VISIT NOT DATA

