



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	DAHMEN KATHERINE C
Owner 2:	DAHMEN LLOYD C
Owner 3:	
Street 1:	10 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COLLINGS KATHRYN M -
Owner 2:	-
Street 1:	10 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2209

NARRATIVE DESCRIPTION

This Parcel contains 1.68 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		73180		SQUARE FE	PRIME SITE		0	7.	1.065	R3									545,678						545,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	621,000	200	1.680	545,700	1,166,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.42						/Parcel: 311.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	557,500	200	1.68	545,700	1,103,400	1,103,400	Year End Roll	9/26/2019
2019	101	FV	470,400	200	1.68	528,500	999,100	999,100	Create Final value 2019	6/4/2019
2018	101	FV	470,400	200	1.68	528,500	999,100	999,100	Year End Roll	9/28/2017
2017	101	FV	461,900	200	1.68	498,900	961,000	961,000	Year End Roll	9/29/2016
2016	101	FV	452,900	200	1.68	484,100	937,200	937,200	Year End Roll	1/14/2016
2015	101	FV	436,200	200	1.68	448,200	884,600	884,600	Year End	10/2/2014
2014	101	FV	432,000	200	1.68	401,500	833,700	833,700	Year End Roll	1/23/2014
2013	101	FV	423,600	200	1.68	389,800	813,600	813,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLLINGS KATHRY	1375-100		10/8/2009		1021000	No	No			
COLLINGS RAY KI	1329-145		11/24/2006	DIVORCE/ESTA		1	No	No		
JAHRLING ROBERT	1247-102		1/25/2002		965000	No	No			
SUTHERLAND ROBE	1095-40		5/15/1992		415000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/30/2018	7019	SHED	6,000	C				Install a shed str
9/10/2014	5889	RENO-ADD	210,000	C	7/18/2016			
3/31/2009	4141	ROOF		C				strip & re-roof ba
4/27/1998	1395	ROOF		C	6/13/1998			6/13/98 100%
8/14/1996	1027-96	MANUAL	70,000	C	6/11/1997			MBDRM/B

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	PERMIT VISIT	622	K Cuoco
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/2/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
9/16/1998	MEAS+INSPCTD	602	
6/13/1998	MEAS/EXT INS	602	
6/11/1997	MEAS+INSPCTD	602	
2/18/1996	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.67998	Total SF/SM:	73179.93	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	545,678	Spl Credit:		Total:	545,700
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

