



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
254		CAMBRIDGE TP, LINCOLN

**OWNERSHIP**

Owner 1:	HAZARD JOHN K
Owner 2:	SU CHUNYAN
Owner 3:	
Street 1:	254 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	NOLL LORIANNE -
Owner 2:	-
Street 1:	254 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.104 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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		80000		SQUARE FE	PRIME SITE		0	5.5	1.000	R1									440,000						440,000	
101	ONE FAM		0.26752		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									1,605						1,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	612,900		2.104	441,600	1,054,500	682	0			
							GIS Ref			
							GIS Ref			
Total Card					612,900	2.104	441,600	1,054,500	Entered Lot Size	
Total Parcel					612,900	2.104	441,600	1,054,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		278.89	/Parcel:	278.89	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	607,800	0	2.104	381,600	989,400	989,400	Year End Roll	9/26/2019
2019	101	FV	564,700	0	2.104	364,800	929,500	929,500	Create Final value 2019	6/4/2019
2018	101	FV	564,700	0	2.104	364,800	929,500	929,500	Year End Roll	9/28/2017
2017	101	FV	549,700	0	2.104	364,800	914,500	914,500	Year End Roll	9/29/2016
2016	101	FV	531,700	0	2.104	354,400	886,100	886,100	Year End Roll	1/14/2016
2015	101	FV	526,800	0	2.104	281,600	808,400	808,400	Year End	10/2/2014
2014	101	FV	492,200	0	2.104	270,400	762,600	762,600	Year End Roll	1/23/2014
2013	101	FV	482,300	0	2.104	265,600	747,900	747,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NOLL LORIANNE,	58298-226		1/17/2012		755000	No	No			
WELLBORN BUILDE	43431-189		8/2/2004		1000000	No	No			
HOBBS BROOK FAR	33815-508		10/12/2001		365000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2013	5618	WOOD STO		C				wood pellet stove
11/13/2012	5229	WOOD STO		C				install wood burni
9/27/2001	2359	NEW HOME	380,000	C	5/10/2003			

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/14/2012	MEAS/EXT INS	618	G BOURGAULT
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

