



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		STRATFORD WY, LINCOLN

OWNERSHIP

Owner 1:	HUA SHUIHUANG
Owner 2:	TAN HONG
Owner 3:	
Street 1:	10 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GULDALIAN - ZOVAG
Owner 2:	GULDALIAN - TALAR
Street 1:	10 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.643 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2001, having primarily CLAPBOARD Exterior and 9029 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.8065		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									28,228						28,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.643	2,066,800	10,100	1,070,600	3,147,500
Total Card 2.643 2,066,800 10,100 1,070,600 3,147,500					
Total Parcel 2.643 2,066,800 10,100 1,070,600 3,147,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		348.61	/Parcel: 348.61

Legal Description	User Acct
3726	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,013,200	9500	2.643	1,040,200	3,062,900		Year End Roll	12/2/2024
2024	101	FV	1,909,100	9500	2.643	1,016,200	2,934,800		Year end	11/9/2023
2023	101	FV	1,909,100	9500	2.643	864,200	2,782,800	2,782,800	Year end	11/3/2022
2022	101	FV	1,675,400	13500	2.643	792,200	2,481,100	2,481,100	Year End Roll	10/19/2021
2021	101	FV	1,788,200	13500	2.643	984,200	2,785,900	2,785,900	Year End Roll	10/15/2020
2020	101	FV	1,797,300	13500	2.643	944,200	2,755,000	2,755,000	Year End Roll	9/26/2019
2019	101	FV	1,775,900	13500	2.643	919,400	2,708,800	2,708,800	Create Final va	6/4/2019
2018	101	FV	1,775,900	13500	2.643	919,400	2,708,800	2,708,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GULDALIAN,ZOVAG	74487-301		4/17/2020		2,550,000	No	No		
Guldalian,Kriko	60750-337		12/17/2012	FAMILY		1	No	No	death certificate bk 60750 pg 334 (Krikor Gul
Guldalian,Zovag	14287-24		12/17/2012	SUBSEQUENT S		1	No	No	recorded both ways
MELE MICHAEL TR	33983-353		11/2/2001		3,100,000	No	No		
CROTTY THOMAS J	31751-361		8/15/2000	CHANGE IN US	850,000	Yes	No		
STRATFORD REALT	28439-578		4/13/1998		595,000	Yes	No		
STRATFORD REALT	26604-472		3/27/1996	CONVENIENC		Yes	No		PLAN#826DOC#277
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2010	4423	POOL	22,000	C	7/26/2010			inground pool
9/25/2001	2350	FINISH B	66,000	C	7/6/2002			
12/6/2000	2146	NEW HOME	520,000	C				07/01/01 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/26/2010	MEAS/EXT INS	25	D ERSKINE
9/16/2009	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
8/15/2001	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

