



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	71719
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:	

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	READY JOHN E
Owner 2:	READY JANET L
Owner 3:	
Street 1:	5 STRATFORD WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCARTY WALTER -
Owner 2:	MCCARTY ERIN MUIRHEAD -
Street 1:	C/O EILEEN POTTER
Twn/City:	LEXINGTON
St/Prov:	KY Cntry
Postal:	40502

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2000, having primarily BRICK Exterior and 6258 Square Feet, with 1 Unit, 5 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	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,042,400	SpI Credit	Total:	1,042,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	1,435,500	12,700	1,042,400	2,490,600
Total Card	1.837	1,435,500	12,700	1,042,400	2,490,600
Total Parcel	1.837	1,435,500	12,700	1,042,400	2,490,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	397.95	/Parcel:	397.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,391,100	11900	1.837	1,012,000	2,415,000		Year End Roll	12/2/2024
2024	101	FV	1,314,900	11900	1.837	992,000	2,318,800		Year end	11/9/2023
2023	101	FV	1,314,900	11900	1.837	840,000	2,166,800	2,166,800	Year end	11/3/2022
2022	101	FV	1,135,500	17800	1.837	768,000	1,921,300	1,921,300	Year End Roll	10/19/2021
2021	101	FV	1,214,400	17800	1.837	960,000	2,192,200	2,192,200	Year End Roll	10/15/2020
2020	101	FV	1,214,200	17800	1.837	920,000	2,152,000	2,152,000	Year End Roll	9/26/2019
2019	101	FV	1,194,300	17800	1.837	895,200	2,107,300	2,107,300	Create Final va	6/4/2019
2018	101	FV	1,194,300	17800	1.837	895,200	2,107,300	2,107,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTY WALTER,	51748-353		10/1/2008		2,357,500	No	No		
RUIGROK HANS J,	40389-97		8/8/2003		2,300,000	No	No		
MELE MICHAEL TR	31936-632		10/18/2000		2,200,000	No	No		
STRATFORD REALT	30660-216		9/13/1999	CHANGE IN US	590,000	Yes	No		
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2004	2924	POOL	28,000	C				pool w/auto cover
9/14/2000	2078	FINISH B	35,000	C	5/19/2001			
10/26/1999	1832	NEW HOME	540,000	C	7/1/2000			100% 7/1/00
9/27/1999	1809	NEW HOME	100,000	C	7/7/2000			foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS/EXT INS	622	K Cuoco
11/16/2010	MEAS+INSPCTD	618	G BOURGAULT
7/11/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	614	

Sign: VERIFICATION OF VISIT NOT DATA

