



Patriot
Properties Inc.

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIDERAS DEMETRI
Owner 2:	SIDERAS MARIE PASCALE
Owner 3:	
Street 1:	9 STRATFORD WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARONSON TR - NEIL H
Owner 2:	C/O ADITI INC - SAMIR DESAI -
Street 1:	200 SUMMIT DRIVE, STE 430
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 1.878 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1999, having primarily CLAPBOARD Exterior and 8136 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		0.0416		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									1,456					1,500		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.878	1,710,100		1,043,900	2,754,000
Total Card	1.878	1,710,100		1,043,900	2,754,000
Total Parcel	1.878	1,710,100		1,043,900	2,754,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	338.51	/Parcel:	338.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,401,200	0	1.878	1,013,500	2,414,700		Year End Roll	12/2/2024
2024	101	FV	1,325,000	0	1.878	993,200	2,318,200		Year end	11/9/2023
2023	101	FV	1,325,000	0	1.878	841,200	2,166,200	2,166,200	Year end	11/3/2022
2022	101	FV	1,137,800	0	1.878	769,200	1,907,000	1,907,000	Year End Roll	10/19/2021
2021	101	FV	1,216,700	0	1.878	961,200	2,177,900	2,177,900	Year End Roll	10/15/2020
2020	101	FV	1,217,100	0	1.878	921,200	2,138,300	2,138,300	Year End Roll	9/26/2019
2019	101	FV	1,197,700	0	1.878	896,400	2,094,100	2,094,100	Create Final va	6/4/2019
2018	101	FV	1,197,700	0	1.878	896,400	2,094,100	2,094,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARONSON TR,NEIL	71400-526		7/31/2018		1,870,000	No	No		
MEEKER DAVID P,	56927-235		5/31/2011		1,860,000	No	No		
HAYS RUSSELL D,	45231-579		5/24/2005		2,662,500	No	No		
VALE MICHAEL A,	31313-090		4/14/2000		2,525,000	No	No		
STRATFORD REALT	28808-508		6/30/1998	CHANGE IN US	545,000	Yes	No		
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2000	1922	FINISH B	40,000	C	5/19/2001			
6/22/1998	1448	NEW HOME	500,000	C	5/31/2000			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
11/15/2011	MEAS+INSPCTD	618	G BOURGAULT
10/28/2008	MEAS+INSPCTD	100	
11/11/2005	MEAS+INSPCTD	615	
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
8/5/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

