



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OXBOW RD, LINCOLN

OWNERSHIP

Owner 1:	WILSON JOHN S
Owner 2:	WAYBOURN LORAINÉ
Owner 3:	
Street 1:	35 HAMPSHIRE RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778-1023 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .013 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		0.013		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									78						100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.013	100	100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	.013	100	100	100	Year End Roll	9/28/2017
2017	132	FV		0	.013	100	100	100	Year End Roll	9/29/2016
2016	132	FV		0	.013	100	100	100	Year End Roll	1/14/2016
2015	132	FV		0	.013	100	100	100	Year End	10/2/2014
2014	132	FV		0	.013	100	100	100	Year End Roll	1/23/2014
2013	132	FV		0	.013	100	100	100	Year End Roll	10/25/2012
2012	132	FV		0	.013	100	100	100	Year End	1/26/2012
2011	132	FV		0	.013	100	100	100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KRA, DOUGLAS I.	25890-100		12/12/1995	PARTIAL INTR	424000	No	No			MOSTLY IN WAYLAND
HAYES DEVELOPME	23391-18		7/6/1993	PARTIAL INTR	387500	No	No			MOST IN WAYLAND

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.01300	Total SF/SM:	566.28	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	78	Spl Credit:		Total:	100
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