



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLAIN BRIAN C
Owner 2:	MCLAIN AMANDA M
Owner 3:	
Street 1:	1 KELLEY LN
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Own Occ:	Y
Postal:	01778-1034
Type:	

PREVIOUS OWNER

Owner 1:	DRESSER - JOHN A
Owner 2:	DRESSER - JOANNA RIZZO
Street 1:	1 KELLEY LN
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1034

NARRATIVE DESCRIPTION

This Parcel contains .071 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.071		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									426						400	Unbuildable

Total AC/HA:	0.07100	Total SF/SM:	3092.76	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	426	SpI Credit:		Total:	400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.071	400	400		
Total Card			0.071	400	400	Entered Lot Size	
Total Parcel			0.071	400	400	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	.071	400	400	400	Year End Roll	9/28/2017
2017	132	FV		0	.071	400	400	400	Year End Roll	9/29/2016
2016	132	FV		0	.071	400	400	400	Year End Roll	1/14/2016
2015	132	FV		0	.071	400	400	400	Year End	10/2/2014
2014	132	FV		0	.071	400	400	400	Year End Roll	1/23/2014
2013	132	FV		0	.071	400	400	400	Year End Roll	10/25/2012
2012	132	FV		0	.071	400	400	400	Year End	1/26/2012
2011	132	FV		0	.071	400	400	400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRESSER,JOHN A	63702-420		6/3/2014	PARTIAL INTR	1141000	No	No			
HAYES DEVELOPME	24495-31		4/29/1994	PARTIAL INTR	480000	No	No			MOSTLY IN WAYLAND
TALL PINES REAL	22414-27		9/21/1992	PARTIAL INTR	675000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	100 14 12
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:	

PRINT

Date	Time
10/02/18	15:06:59

LAST REV

Date	Time
11/10/15	11:57:49

blakeley 38

