



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROBICHAUD ROBERT J
Owner 2:	
Owner 3:	
Street 1:	81 OXBOW RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	FAIRBANKS ALAN R -
Owner 2:	FAIRBANKS DIANE A -
Street 1:	C/O ROBERT ROBICHAUD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1031

NARRATIVE DESCRIPTION

This Parcel contains .11 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.11		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									660						700	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.110	700	700		
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	.11	700	700	700	Year End Roll	9/28/2017
2017	132	FV		0	.11	700	700	700	Year End Roll	9/29/2016
2016	132	FV		0	.11	700	700	700	Year End Roll	1/14/2016
2015	132	FV		0	.11	700	700	700	Year End	10/2/2014
2014	132	FV		0	.11	700	700	700	Year End Roll	1/23/2014
2013	132	FV		0	.11	700	700	700	Year End Roll	10/25/2012
2012	132	FV		0	.11	700	700	700	Year End	1/26/2012
2011	132	FV		0	.11	700	700	700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRBANKS ALAN	41335-318		10/31/2003		610000	Yes	No			
FORRESTER WALTE	12086-704		10/5/1971		39900	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

