



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOUNG G STEWART
Owner 2:	
Owner 3:	
Street 1:	55 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5014 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.997 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1870, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		3.16		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									94,800						94,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	838,600		4.997	741,200	1,579,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			468.55		/Parcel:	468.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	838,600	0	4.997	741,200	1,579,800	1,579,800	Year End Roll	9/28/2017
2017	101	FV	758,200	0	4.997	734,800	1,493,000	1,493,000	Year End Roll	9/29/2016
2016	101	FV	734,000	0	4.997	716,400	1,450,400	1,450,400	Year End Roll	1/14/2016
2015	101	FV	694,100	0	4.997	670,000	1,364,100	1,364,100	Year End	10/2/2014
2014	101	FV	665,600	0	4.997	630,800	1,296,400	1,296,400	Year End Roll	1/23/2014
2013	101	FV	648,500	0	4.997	614,800	1,263,300	1,263,300	Year End Roll	10/25/2012
2012	101	FV	342,700	8700	4.997	966,000	1,317,400	1,317,400	Year End	1/26/2012
2011	101	FV	371,800	8700	4.997	984,400	1,364,900	1,364,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STURGIS ALANSON	14056-122		9/5/1980		143000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2018	7104	SHEET MT	14,000	O				Sheet metal work t
4/5/2018	7026	RENOVATI	55,341	O				Remodel 2 bedrooms
2/14/2012	4979	ROOF	11,000	C	6/8/2012			Install solar pane
9/20/2011	4863	GAR-STUD	250,000	C	6/10/2013			3 car gar w/studio
6/28/2011	4772	DEMOLITI		C	6/8/2012			Demo 3 old out bui
11/17/2009	4331	ROOF		C				strip & re-roof
4/23/1998	1393	MANUAL	69,000	C	6/10/1998			attic to bedrm, ba

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	MEAS+INSPCTD	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
4/3/1999	MEAS+INSPCTD	602	D TUCKER
6/10/1998	MEAS/EXT INS	602	D TUCKER
5/20/1996	MEAS+INSPCTD	606	J SMITH
12/19/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.99655	Total SF/SM:	217649.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	741,200	SpI Credit		Total:	741,200
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