



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	SANDOSKI MARIA
Owner 2:	SANDOSKI AARON
Owner 3:	
Street 1:	8 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	QUAYLE - DWIGHT W
Owner 2:	MANEGOLD - DEBORAH K
Street 1:	8 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This Parcel contains 1.917 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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		0.08		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,400						2,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	551,600		1.917	648,800	1,200,400
Total Card		551,600	1.917	648,800	1,200,400
Total Parcel		551,600	1.917	648,800	1,200,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		293.50	/Parcel: 293.50

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/11/08
-----------	----------

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	551,600	0	1.917	648,800	1,200,400	1,200,400	Year End Roll	9/28/2017
2017	101	FV	537,000	0	1.917	642,400	1,179,400	1,179,400	Year End Roll	9/29/2016
2016	101	FV	519,500	0	1.917	624,000	1,143,500	1,143,500	Year End Roll	1/14/2016
2015	101	FV	500,100	0	1.917	462,400	962,500	962,500	Year End	10/2/2014
2014	101	FV	466,500	0	1.917	414,400	880,900	880,900	Year End Roll	1/23/2014
2013	101	FV	456,900	0	2.007	405,100	862,000	862,000	Year End Roll	10/25/2012
2012	101	FV	466,500	0	2.007	445,100	911,600	911,600	Year End	1/26/2012
2011	101	FV	476,100	0	1.92	449,700	925,800	925,800	Year End	2/10/2011

Parcel ID 172 24 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUAYLE,DWIGHT W	63635-285		5/20/2014		1281000	No	No			
QUAYLE DWIGHT W	28254-424		3/3/1998	CONVENIENC		1	No	No		
ROSEN JOSEPH	19751-161		4/10/1989		525000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2011	4668	ROOF		C				strip & re-roof dw
2/4/2009	4122	RENOVATI	17,500	C	5/26/2009			MASTER BTH REMODEL
5/30/2001	2243	MANUAL		C	6/1/2002			install wood stove
5/7/2001	2218	MANUAL	9,000	C	6/1/2002			finish existng ba
8/2/1994	538-94	ADDITION	90,000	C	4/4/1996			
6/28/1994	509-94	DEMOLITI	10,000	C	4/4/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2009	PERMIT VISIT	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	M COLE
10/6/2001	M&L EXTERIOR	615	D VELUTTI
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

