



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARNA LISA
Owner 2:	GILL JATINDER S
Owner 3:	
Street 1:	12 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOLF - ROBERT
Owner 2:	WOLF - BRYCE
Street 1:	52 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 7.099 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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		1.292		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									38,760						38,800	
101	ONE FAM		3.97		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									23,820						23,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	463,200	6,500	7.099	709,000	1,178,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.14						/Parcel: 260.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	500,700	6500	7.099	709,000	1,216,200	1,216,200	Year End Roll	9/28/2017
2017	101	FV	498,900	6500	7.099	702,600	1,208,000	1,208,000	Year End Roll	9/29/2016
2016	101	FV	493,700	6500	7.099	684,200	1,184,400	1,184,400	Year End Roll	1/14/2016
2015	101	FV	474,200	6500	7.099	637,800	1,118,500	1,118,500	Year End	10/2/2014
2014	101	FV	469,600	6500	7.099	598,600	1,074,700	1,074,700	Year End Roll	1/23/2014
2013	101	FV	460,500	6500	7.049	581,100	1,048,100	1,048,100	Year End Roll	10/25/2012
2012	101	FV	483,100	6500	7.049	601,100	1,090,700	1,090,700	Year End	1/26/2012
2011	101	FV	494,100	6500	7.37	629,100	1,129,700	1,129,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOLF,ROBERT	61596-15		4/12/2013		1190000	No	No			
BARNA,LISA	1432-124		4/12/2013	SUBSEQUENT S	1190000	No	No			RECORDED BOTH WAYS
MANZELLI JANET	23066-563		4/12/1993		515000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2016	6386	ROOF	7,900	C				Strip & re-roof dw
4/29/2013	5386	RENOVATI	35,000	C	5/7/2014			remodel master bat
3/18/1998	1359	RENOVATI	120,000	C	6/6/1998			7/1/98 90%

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2014	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	615	D VELUTTI
3/31/1999	MEAS+INSPCTD	602	D TUCKER
6/6/1998	MEAS+INSPCTD	602	D TUCKER
12/5/1997	ABATE-INSPEC	600	PA
4/4/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	INSPECTED	600	PA
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

