



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HENKEN H DAVID
Owner 2:	MILLS MELISSA D
Owner 3:	
Street 1:	20 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DOE CHARLES F JR -
Owner 2:	-
Street 1:	20 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 5.372 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 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 Influ	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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									33,450						33,500	
101	ONE FAM		2.42		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									14,520						14,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	950,800		5.372	844,800	1,795,600	2062	0
							GIS Ref
							GIS Ref
							Insp Date
							05/16/17
Total Card		950,800	5.372	844,800	1,795,600	Entered Lot Size	
Total Parcel		950,800	5.372	844,800	1,795,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 335.54			/Parcel: 335.54	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	101	FV	950,800	0	5.372	844,800	1,795,600	1,795,600	Year End Roll	9/28/2017
2017	101	FV	946,800	0	5.372	844,800	1,791,600	1,791,600	Year End Roll	9/29/2016
2016	101	FV	927,400	0	5.372	792,800	1,720,200	1,720,200	Year End Roll	1/14/2016
2015	101	FV	902,100	0	5.372	737,600	1,639,700	1,639,700	Year End	10/2/2014
2014	101	FV	834,700	0	5.372	728,000	1,562,700	1,562,700	Year End Roll	1/23/2014
2013	101	FV	817,800	0	5.372	708,000	1,525,800	1,525,800	Year End Roll	10/25/2012
2012	101	FV	778,600	0	5.372	750,000	1,528,600	1,528,600	Year End	1/26/2012
2011	101	FV	794,600	0	5.372	773,900	1,568,500	1,568,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOE CHARLES F J	30141-398		5/5/1999		1280000	No	No			
PETERSON, MARY	26555-327		8/2/1996	CHANGE IN US	560000	Yes	No			
PETERSON F WALL	11867-296		7/19/1970	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/13/1996	1026-96	NEW HOME	230,000	C	7/16/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

