



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YEON SUSAN B
Owner 2:	
Owner 3:	
Street 1:	17 MEADOWBROOK ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PETERSON MARY E -
Owner 2:	-
Street 1:	159 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This Parcel contains 3.597 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2011, Having Primarily STONE VENTR Exterior and SLATE Roof Cover, with 0 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

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 Infl	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	6.78	1.000	R3									542,400						542,400	
130	LAND		1.76		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									10,560						10,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	816,600		1.837	542,400	1,359,000		
130			1.760	10,600	10,600		
Total Card		816,600		3.597	553,000	Entered Lot Size	
Total Parcel		816,600		3.597	553,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		488.27	/Parcel:	488.27	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	816,600	0	3.597	553,000	1,369,600	1,369,600	Year End Roll	9/28/2017
2017	101	FV	731,700	0	3.597	522,600	1,254,300	1,254,300	Year End Roll	9/29/2016
2016	101	FV	707,800	0	3.597	507,400	1,215,200	1,215,200	Year End Roll	1/14/2016
2015	101	FV	689,700	0	3.597	470,600	1,160,300	1,160,300	Year End	10/2/2014
2014	101	FV	641,400	0	3.597	422,600	1,064,000	1,064,000	Year End Roll	1/23/2014
2013	101	FV	293,400	0	3.617	410,700	704,100	704,100	Year End Roll	10/25/2012
2012	101	FV	26,400	0	3.62	446,900	473,300	473,300	Year End	1/26/2012
2011	130	FV		0	3.62	454,100	454,100	454,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PETERSON MARY E	56532-571		2/28/2011	CHANGE IN US	417500	No	No			
PETERSON F WALL	11867-296		7/19/1970	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/6/2012	5123	MANUAL	15,000	C				sheet metal work f
6/22/2011	4769	NEW HOME	450,000	C	6/21/2013			single family; 50%
4/8/2011	4684	MANUAL	5,000	C				foundation only fo

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2013	MEAS+INSPCTD	25	D ERSKINE
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
7/5/2011	PERMIT VISIT	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

