



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LONG MEADOW RD, LINCOLN

OWNERSHIP

Owner 1:	MATATHIA TR ELLEN M
Owner 2:	
Owner 3:	ELLEN M MATATHIA TRUST
Street 1:	16 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	HABER STUART S -
Owner 2:	MATATHIA ELLEN M -
Street 1:	16 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This Parcel contains 1.44 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		62726.39844		SQUARE FE	PRIME SITE		0	8.08	1.193	R4									604,529						604,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	522,900		1.440	604,500	1,127,400
Total Card	522,900		1.440	604,500	1,127,400
Total Parcel	522,900		1.440	604,500	1,127,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		299.82	/Parcel: 299.82

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

GIS Ref
GIS Ref
Insp Date
08/06/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	522,900	0	1.44	604,500	1,127,400	1,127,400	Year End Roll	9/28/2017
2017	101	FV	509,500	0	1.44	598,500	1,108,000	1,108,000	Year End Roll	9/29/2016
2016	101	FV	490,800	0	1.44	581,300	1,072,100	1,072,100	Year End Roll	1/14/2016
2015	101	FV	478,000	0	1.44	537,900	1,015,900	1,015,900	Year End	10/2/2014
2014	101	FV	449,300	0	1.44	501,300	950,600	950,600	Year End Roll	1/23/2014
2013	101	FV	440,500	0	1.44	486,300	926,800	926,800	Year End Roll	10/25/2012
2012	101	FV	449,300	0	1.44	505,000	954,300	954,300	Year End	1/26/2012
2011	101	FV	473,300	0	1.44	522,200	995,500	995,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HABER STUART S,	51193-428		5/20/2008	FAMILY		1	No	No
BARKER W. B.	16631-309		12/11/1985		375000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HABER STUART S,	51193-428		5/20/2008	FAMILY		1	No	No		
BARKER W. B.	16631-309		12/11/1985		375000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2015	6071	MANUAL	5,739	C				Insulate attic are
9/10/2014	5891	RENOVATI	30,000	C	1/9/2015			Renovate master ba
8/6/2012	5120	WINDOWS	32,000	C				replace 14 windows
8/28/2006	3506	TEMPORAR		C				2 tents 9/5-9/13
4/26/2006	3404	TEMPORAR		C				
10/18/1996	1074-96	MANUAL	71,000	C	5/24/1997			RML KIT
12/12/1994	646-94	RENOVATI	7,000	C	4/4/1996			
1/27/1993	199	FINISH B	5,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
5/24/1997	MEAS+INSPCTD	602	D TUCKER
4/4/1996	MEAS+INSPCTD	606	J SMITH
12/27/1993	PERMIT VISIT	600	PA
12/27/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

