



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TALANIAN ROBERT V
Owner 2:	TALANIAN KARLA
Owner 3:	
Street 1:	26 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ABBEY ROAD PROPERTIES LLC -
Owner 2:	-
Street 1:	26 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.491 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		64964		SQUARE FE	PRIME SITE		0	8.08	1.162	R4									609,953						610,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	597,000	15,100	1.491	610,000	1,222,100	2369	0				
							GIS Ref				
							GIS Ref				
Total Card					597,000	15,100	1.491	610,000	1,222,100	Entered Lot Size	
Total Parcel					597,000	15,100	1.491	610,000	1,222,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			253.13	/Parcel:	253.13	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	597,000	15100	1.491	610,000	1,222,100	1,222,100	Year End Roll	9/28/2017
2017	101	FV	486,700	15100	1.491	603,900	1,105,700	1,105,700	Year End Roll	9/29/2016
2016	101	FV	470,800	15100	1.491	586,600	1,072,500	1,072,500	Year End Roll	1/14/2016
2015	101	FV	466,400	15100	1.491	542,800	1,024,300	1,024,300	Year End	10/2/2014
2014	101	FV	423,200	4100	1.491	505,800	933,100	933,100	Year End Roll	1/23/2014
2013	101	FV	350,000	2000	1.5	491,400	843,400	843,400	Year End Roll	10/25/2012
2012	101	FV	357,300	2000	1.5	510,300	869,600	869,600	Year End	1/26/2012
2011	101	FV	354,800	2000	1.5	527,700	884,500	884,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ABBEY ROAD PROP	67344-502		5/31/2016		1420000	No	No			
PATEL TR,SANJIV	62655-95		9/19/2013	FAMILY		1	No	No		
PATEL,SANJIV	55513-581		10/1/2010	FAMILY		1	No	No		
BURT WILLIAM F	55128-52		8/6/2010		897000	No	No			
BURT DONNA G,	33971-423		11/2/2001	CONVENIENC		1	No	No		
BURT WILLIAM F	22636-276		11/20/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/13/2013	5407	RENO-BAR	20,500	C	7/15/2013			addition to 18x17
9/20/2012	5169	MANUAL	6,500	C				sheet metal work f
8/22/2012	5140	ADDITION	172,200	C	1/24/2013			add family room, r
7/23/2012	5105	RENOVATI	21,500	C	1/24/2013			replace roof;kit r
6/12/1995	743-95	RENO-ADD	4,500	C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2013	MEAS+INSPCTD	25	D ERSKINE
6/2/2007	MEAS+INSPCTD	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	J SMITH
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.49137 Total SF/SM: 64964.07 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 609,953 Spl Credit Total: 610,000

