



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORDEN PETER
Owner 2:	BORDEN MIRIAM SHERMAN
Owner 3:	
Street 1:	36 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	Vataha - Randel E
Owner 2:	Vataha - Deborah A
Street 1:	36 Long Meadow Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This Parcel contains .92 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, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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		40075		SQUARE FE	PRIME SITE		0	8.08	1.697	R4									549,622						549,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	509,100	20,200	0.920	549,600	1,078,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.88						/Parcel: 256.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	509,100	20200	.92	549,600	1,078,900	1,078,900	Year End Roll	9/28/2017
2017	101	FV	496,300	20200	.92	544,200	1,060,700	1,060,700	Year End Roll	9/29/2016
2016	101	FV	480,700	20200	.92	528,500	1,029,400	1,029,400	Year End Roll	1/14/2016
2015	101	FV	476,500	20200	.92	489,100	985,800	985,800	Year End	10/2/2014
2014	101	FV	447,100	20200	.92	455,800	923,100	923,100	Year End Roll	1/23/2014
2013	101	FV	402,100	7000	.92	442,100	851,200	851,200	Year End Roll	10/25/2012
2012	101	FV	410,500	7000	.92	459,200	876,700	876,700	Year End	1/26/2012
2011	101	FV	418,900	7000	.92	474,800	900,700	900,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Vataha,Randel E	59695-370		8/6/2012		1000000	No	No			
ROBBINS JOHN C	17952-422		3/19/1987		450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2012	5231	RENOVATI	4,000	C				remove some wall b
6/20/2007	3713	WDK	15,000	C	5/20/2008			Reconstruct existi
5/19/2006	3427	TEMPORAR		C				
3/26/2003	2662	MANUAL		C	6/28/2003			remove & reshingle
4/19/2001	2207	SHED	6,000	C	6/15/2001			
11/16/1995	855-95	ROOF		C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS/EXT INS	100	B MORGAN
6/28/2003	MEAS/EXT INS	615	D VELUTTI
6/15/2001	MEAS/EXT INS	613	M COLE
4/4/1996	MEAS/EXT INS	606	J SMITH
12/8/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

