



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OAKDALE LN, LINCOLN

OWNERSHIP

Owner 1:	HYLTON KEITH N
Owner 2:	HYLTON MARIA OBRIEN
Owner 3:	
Street 1:	5 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1710 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.199 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1996, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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	
101	ONE FAM		4.3625		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									26,175						26,200	Wetland

Total AC/HA:	6.19905	Total SF/SM:	270030.63	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	568,575	Spl Credit	Total:	568,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	610,200		6.199	568,600	1,178,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	243.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	610,200	0	6.199	568,600	1,178,800	1,178,800	Year End Roll	9/28/2017
2017	101	FV	600,700	0	6.199	538,200	1,138,900	1,138,900	Year End Roll	9/29/2016
2016	101	FV	587,200	0	6.199	523,000	1,110,200	1,110,200	Year End Roll	1/14/2016
2015	101	FV	573,100	0	6.199	486,200	1,059,300	1,059,300	Year End	10/2/2014
2014	101	FV	535,600	0	6.199	438,200	973,800	973,800	Year End Roll	1/23/2014
2013	101	FV	526,200	0	6.199	426,200	952,400	952,400	Year End Roll	10/25/2012
2012	101	FV	493,200	4100	6.199	466,200	963,500	963,500	Year End	1/26/2012
2011	101	FV	501,700	4100	6.199	473,400	979,200	979,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREEN, SCOTT	1159-20		7/23/1996		725000	No	No			
CONTONI, JOSEPH	1134-55		10/28/1994		195000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2013	5526	TEMPORAR		C				tent 9/7 to 9/9
8/23/2012	5149	TEMPORAR		C				tent 9/7 to 9/10
7/25/2012	5107	ROOF		C				strip & re-roof dw
8/24/2005	3262	RENO-ADD	31,000	C	4/22/2006			rep deck with scre
3/4/1996	905-96	NEW HOME	240,000	C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
6/7/1997	MEAS+INSPCTD	602	D TUCKER
4/29/1997	MEAS+EXT INS	600	PA
5/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	20 1 2
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	16:27:29

LAST REV

Date	Time
11/20/13	15:40:40
brennanp	
869	

