



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVERING SCOTT
Owner 2:	
Owner 3:	
Street 1:	9 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1710 Type:

PREVIOUS OWNER

Owner 1:	LOVERING - SCOTT
Owner 2:	SANDBERG - PRISCILLA L
Street 1:	9 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1710

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		
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 Influ	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		1.563		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									9,378						9,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	704,800		3.400	551,800	1,256,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 258.69						/Parcel: 258.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	704,800	0	3.4	551,800	1,256,600	1,256,600	Year End Roll	9/28/2017
2017	101	FV	684,600	0	3.4	521,400	1,206,000	1,206,000	Year End Roll	9/29/2016
2016	101	FV	657,900	0	3.4	506,200	1,164,100	1,164,100	Year End Roll	1/14/2016
2015	101	FV	651,300	0	3.4	469,400	1,120,700	1,120,700	Year End	10/2/2014
2014	101	FV	605,000	0	3.4	421,400	1,026,400	1,026,400	Year End Roll	1/23/2014
2013	101	FV	607,100	0	3.54	451,100	1,058,200	1,058,200	Year End Roll	10/25/2012
2012	101	FV	491,100	0	3.54	450,200	941,300	941,300	Year End	1/26/2012
2011	101	FV	502,000	0	3.54	457,400	959,400	959,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVERING,SCOTT	66401-402		11/18/2015	FAMILY	100	No	No			
LINTON JOHN R,	57111-515		7/8/2011		1110000	No	No			
DOMENICHELLA FR	23683-366		9/23/1993	CHANGE IN US	113000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/1993	350	NEW HOME	250,000	C	1/3/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
6/12/2012	SALES INSP	618	G BOURGAULT
2/1/1996	ENTRY DENIED	606	J SMITH
9/7/1995	PERMIT VISIT	606	J SMITH
1/3/1994	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

