



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ACORN LN, LINCOLN

OWNERSHIP

Owner 1:	OATS ILONA
Owner 2:	YAROV ALEXEI V
Owner 3:	
Street 1:	6 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Mixon - Scott I
Owner 2:	Mixon - Isabel
Street 1:	6 Acorn Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 4 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	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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	908,700		1.850	542,800	1,451,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 326.66						/Parcel: 326.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Year End Roll	9/28/2017
2017	101	FV	814,300	0	1.85	512,400	1,326,700	1,326,700	Year End Roll	9/29/2016
2016	101	FV	787,800	0	1.85	497,200	1,285,000	1,285,000	Year End Roll	1/14/2016
2015	101	FV	743,200	0	1.85	460,400	1,203,600	1,203,600	Year End	10/2/2014
2014	101	FV	268,800	0	1.85	412,400	681,200	681,200	Year End Roll	1/23/2014
2013	101	FV	137,300	600	1.85	400,400	538,300	538,300	Year End Roll	10/25/2012
2012	101	FV	137,300	600	1.85	440,400	578,300	578,300	Year End	1/26/2012
2011	101	FV	141,600	600	1.85	447,600	589,800	589,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Mixon,Scott I	60756-280		12/17/2012	DIVORCE/ESTA	612500	No	No			
	8780-74		7/19/1956		6500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2014	5768	DEMOLITI	350	C				Demolish shed
1/31/2013	5315	RENOVATI	300,000	C	5/30/2014			add 2nd story, ren
1/3/2013	5290	RENOVATI	3,000	C				remove drywall, ex

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2014	MEAS+INSPCTD	618	G BOURGAULT
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

