



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		OAK MEADOW, LINCOLN

OWNERSHIP

Owner 1:	ESHGHI KATHARINE BOLLAND
Owner 2:	ESHGHI NIMA R
Owner 3:	
Street 1:	16 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	SIMMONS - JEFFREY LAW
Owner 2:	SIMMONS - PATRICIA G
Street 1:	16 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.637 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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

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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
132	UNDEV		0.8		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									4,800						4,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	654,700		1.837	542,400	1,197,100	1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1,35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21.	
132			0.800	4,800	4,800		
Total Card	654,700		2.637	547,200	1,201,900	Entered Lot Size	
Total Parcel	654,700		2.637	547,200	1,201,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		261.91	/Parcel:	261.91	Insp Date
						Land Unit Type:	08/11/01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	654,700	0	2.637	547,200	1,201,900	1,201,900	Year End Roll	9/28/2017
2017	101	FV	643,500	0	2.637	516,800	1,160,300	1,160,300	Year End Roll	9/29/2016
2016	101	FV	625,400	0	2.637	501,600	1,127,000	1,127,000	Year End Roll	1/14/2016
2015	101	FV	576,100	0	2.64	386,900	963,000	963,000	Year End	10/2/2014
2014	101	FV	535,300	0	2.64	347,800	883,100	883,100	Year End Roll	1/23/2014
2013	101	FV	525,000	0	2.64	338,000	863,000	863,000	Year End Roll	10/25/2012
2012	101	FV	525,000	0	2.64	351,000	876,000	876,000	Year End	1/26/2012
2011	101	FV	553,100	0	2.64	353,700	906,800	906,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SIMMONS,JEFFREY	64679-275		12/18/2014		1188000	No	No			
JACK E. BURKE	17359-16		9/2/1986		530000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/7/2011	4644	RENOVATI	25,000	C	7/7/2011			reno lower level b
12/14/2007	3843	RENOVATI	40,000	C	5/13/2008			reno master bth
1/5/2006	3336	ROOF		C				
9/22/2000	2086	RENOVATI	55,000	C	5/25/2001			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2011	PERMIT VISIT	25	D ERSKINE
6/2/2008	CERT OF OCC	10	EARL MIDGLEY
5/13/2008	PERMIT VISIT	100	B MORGAN
8/11/2001	M&L EXTERIOR	615	D VELUTTI
5/25/2001	MEAS+INSPCTD	615	D VELUTTI
1/31/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1982
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	2	Rating:	VERY GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	14.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14.8%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.91109544
Const Adj.:	1.00999999
Adj \$ / SQ:	83.739
Other Features:	90106
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	768377
Depreciation:	113720
Depreciated Total:	654657

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	9	BR:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

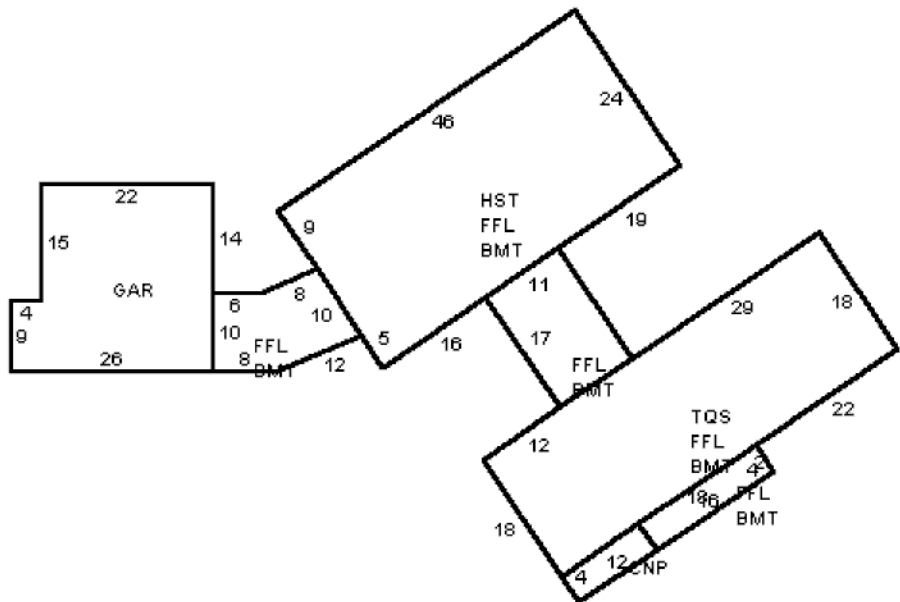
No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	946897.5855
Juris. Factor:		Val/Su Fin:	142.67		
Special Features:	0	Val/Su Net:	96.18		
Final Total:	654700	Val/Su SzAd:	175.78		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,470	31.930	78,856	
FFL	1ST FLOOR	2,470	83.740	206,835	
TQS	3/4 STORY	702	83.740	58,785	
GAR	GARAGE	564	36.000	20,304	
HST	HALF STORY	553	83.740	46,266	
CNP	CANOPY	48	22.000	1,056	
Net Sketched Area:		6,807	Total:	412,102	
Size Ad	3724.5	Gross Area	7593	FinArea	4589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	35	A	

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: