



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRAVES TR FRANK C
Owner 2:	DUGAN TR CHRISTINE M
Owner 3:	CHRISTINE M DUGAN REALTY TRUST
Street 1:	17 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	GRAVES - FRANK C
Owner 2:	DUGAN - CHRISTINE M
Street 1:	17 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

NARRATIVE DESCRIPTION

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40510		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,077						462,100	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,580						11,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	776,500		0.930	462,100	1,238,600	Cluster Subdivision 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			1.930	11,600	11,600		
Total Card	776,500		2.860	473,700	1,250,200		
Total Parcel	776,500		2.860	473,700	1,250,200	Entered Lot Size	
Source: Market Adj Cost		Total Value per SQ unit /Card:		275.07	/Parcel:	275.07	Insp Date
						Land Unit Type:	01/06/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	776,500	0	2.86	473,700	1,250,200	1,250,200	Year End Roll	9/28/2017
2017	101	FV	730,200	0	2.86	447,800	1,178,000	1,178,000	Year End Roll	9/29/2016
2016	101	FV	715,800	0	2.86	434,800	1,150,600	1,150,600	Year End Roll	1/14/2016
2015	101	FV	698,200	0	2.86	403,500	1,101,700	1,101,700	Year End	10/2/2014
2014	101	FV	651,200	0	2.86	362,600	1,013,800	1,013,800	Year End Roll	1/23/2014
2013	101	FV	639,500	0	2.86	352,400	991,900	991,900	Year End Roll	10/25/2012
2012	101	FV	639,500	0	2.86	366,000	1,005,500	1,005,500	Year End	1/26/2012
2011	101	FV	662,500	0	2.86	368,700	1,031,200	1,031,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRAVES,FRANK C	57567-371		10/3/2011	FAMILY	100	No	No			
GRAVES FRANK C	57535-191		9/28/2011	FAMILY	100	No	No			
GRAVES FRANK,	44173-390		11/24/2004	CONVENIENC	99	No	No			
TAYLOR WILLIAM	36208-203		8/23/2002		1230000	No	No			
ROGER K. KANE	16343-121		8/7/1985		150000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/14/2011	4790	RENOVATI	25,500	C				re-roof front entr
6/8/2004	2944	RENOVATI	75,000	C	5/13/2005			base for pool rm,

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2011	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	D VELUTTI
5/13/2005	MEAS+INSPCTD	615	D VELUTTI
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
8/11/2001	M&L EXTERIOR	615	D VELUTTI
1/25/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

