



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI MINGCHE M
Owner 2:	LI JUNE K
Owner 3:	
Street 1:	23 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.54 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 7 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		26571		SQUARE FE	PRIME SITE		0	6.78	2.408	R3									433,725						433,700	
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	612,300		0.610	433,700	1,046,000	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	2,000		1.930	11,600	13,600		
Total Card	614,300		2.540	445,300	1,059,600	Entered Lot Size	
Total Parcel	614,300		2.540	445,300	1,059,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		199.73	/Parcel:	199.73	Insp Date
						Land Unit Type:	10/02/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	614,300	0	2.54	445,300	1,059,600	1,059,600	Year End Roll	9/28/2017
2017	101	FV	603,600	0	2.54	421,000	1,024,600	1,024,600	Year End Roll	9/29/2016
2016	101	FV	586,600	0	2.54	408,900	995,500	995,500	Year End Roll	1/14/2016
2015	101	FV	570,900	0	2.54	379,400	950,300	950,300	Year End	10/2/2014
2014	101	FV	529,200	0	2.54	341,100	870,300	870,300	Year End Roll	1/23/2014
2013	101	FV	518,800	0	2.54	331,500	850,300	850,300	Year End Roll	10/25/2012
2012	101	FV	518,800	0	2.54	344,300	863,100	863,100	Year End	1/26/2012
2011	101	FV	546,800	0	2.54	346,800	893,600	893,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	14841-5		12/30/1982		82500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/14/2011	4759	RENOVATI	54,603	C				build knee wall on
11/21/2003	2821	ADDITION	5,000	C	6/19/2004			garage addition &
2/2/1994	420	RENOVATI	8,000	C	9/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/19/2004	MEAS/EXT INS	615	D VELUTTI
8/11/2001	M&L COMPLETE	615	D VELUTTI
5/14/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	ENTRY DENIED	606	J SMITH
9/7/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	21%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.93348622
Const Adj.:	1.00979996
Adj \$ / SQ:	85.780
Other Features:	48000
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	775026
Depreciation:	162756
Depreciated Total:	612271

COMMENTS

2 STORY + FINISHED ATTIC (80%) 2 RMS .

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												
	RMs:	9	BRs:	7	Baths:	3	HB	1				

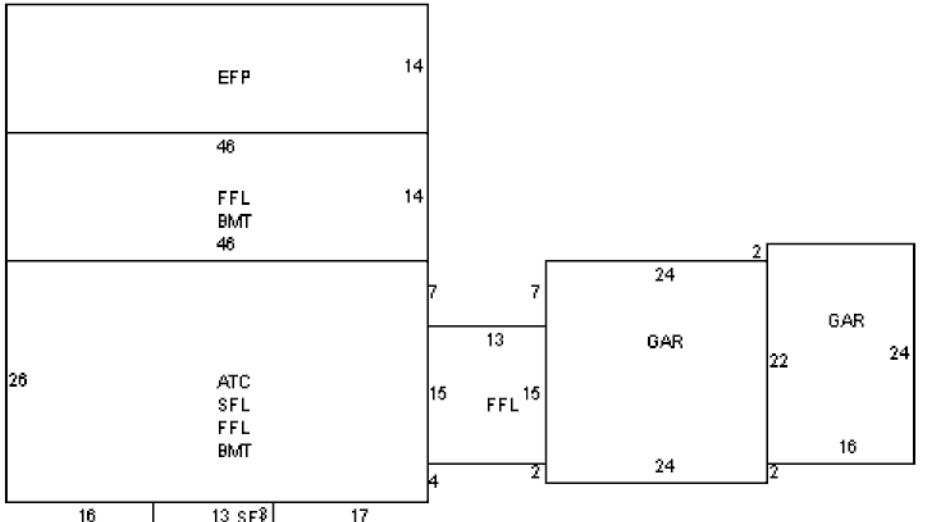
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	7	
Totals			
1	9	7	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,035	85.780	174,562	
BMT	BASEMENT	1,840	52.000	95,687	
SFL	2ND FLOOR	1,235	85.780	105,938	
GAR	GARAGE	960	36.000	34,560	
EFP	ENCL PORCH	644	36.000	23,184	
ATC	ATTIC	287	85.780	24,622	
Net Sketched Area:		7,001	Total:	458,553	
Size Ad	3270	Gross Area	7910	FinArea	5305

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	80				
BMT	100	FLA	95 A		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
96	WHIRL PL	D	S	1		A	AV	1983	2,500.00	B	21	132			2,000			2,000

More:	N	Total Yard Items:		Total Special Features:	2,000	Total:	2,000
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IMAGE *AssessPro* Patriot Properties, Inc

