



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOTCH ALAN
Owner 2:	WALTCH AMY
Owner 3:	
Street 1:	24 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	MALCONIAN SARA L -
Owner 2:	-
Street 1:	24 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.81 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
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		38332		SQUARE FE	PRIME SITE		0	6.78	1.761	R3									457,647						457,600	
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	638,800		0.880	457,600	1,096,400	Cluster Subdivision 1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-0 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	0
132			1.930	11,600	11,600		GIS Ref
Total Card		638,800	2.810	469,200	1,108,000	Entered Lot Size	GIS Ref
Total Parcel		638,800	2.810	469,200	1,108,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 217.25		/Parcel: 217.25		Land Unit Type:	08/28/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	638,800	0	2.81	469,200	1,108,000	1,108,000	Year End Roll	9/28/2017
2017	101	FV	627,800	0	2.81	443,600	1,071,400	1,071,400	Year End Roll	9/29/2016
2016	101	FV	610,200	0	2.81	430,800	1,041,000	1,041,000	Year End Roll	1/14/2016
2015	101	FV	594,100	0	2.81	399,700	993,800	993,800	Year End	10/2/2014
2014	101	FV	514,700	0	2.81	359,200	873,900	873,900	Year End Roll	1/23/2014
2013	101	FV	504,900	0	2.81	349,100	854,000	854,000	Year End Roll	10/25/2012
2012	101	FV	504,900	0	2.81	362,600	867,500	867,500	Year End	1/26/2012
2011	101	FV	531,900	0	2.81	365,300	897,200	897,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MALCONIAN SARA	28001-367		12/19/1997		704000	No	No			
RUDNICK, MITCHE	26783-82		10/30/1996		704000	No	No			
SUN RIDGE, INC.	16867-278		3/27/1986		585000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2018	7125	WINDOWS	540	C				Replace 3 windows
6/27/2018	7116	MANUAL	7,000	C				Replace 2 patio do
7/2/2009	4221	MANUAL		C				install Versa-Lok
6/29/2005	3219	RENOVATI	40,000	C	6/30/2006			rem kit, remove wa
7/10/2002	2538	MANUAL	18,000	C	6/18/2003			rebuild existing d
5/18/1998	1419	FINISH B	30,000	C	6/2/1998			100% 7/1/98
11/7/1997	1300	FINISH B	22,000	C	6/2/1998			0%
7/16/1996	1003-96	FINISH B	35,000	C	5/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	MEAS/EXT INS	100	B MORGAN
12/5/2006	MEAS+INSPCTD	100	B MORGAN
6/30/2006	MEAS/EXT INS	50	J NOONE
6/19/2003	MEAS/EXT INS	615	D VELUTTI
8/11/2001	M&L COMPLETE	615	D VELUTTI
6/2/1998	MEAS+INSPCTD	602	D TUCKER
5/1/1997	MEAS/EXT INS	600	PA
2/10/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.80998 Total SF/SM: 122402.73 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 469,227 Spl Credit Total: 469,200

