

**Town Of Lincoln**



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	URETSKY JOSEPH F
Owner 2:	URETSKY HARRIET
Owner 3:	
Street 1:	25 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 2.56 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		27442		SQUARE FE	PRIME SITE		0	6.78	2.341	R3									435,497						435,500	
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
101	486,200		0.630	435,500	921,700	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	
<b>Total Card</b>	486,200		2.560	447,100	933,300	<b>Entered Lot Size</b>
<b>Total Parcel</b>	486,200		2.560	447,100	933,300	<b>Total Land:</b>
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 310.17		<b>/Parcel:</b> 310.17		<b>Land Unit Type:</b>

<b>User Acct</b>
<b>GIS Ref</b>
<b>GIS Ref</b>
<b>Insp Date</b>
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	486,200	0	2.56	447,100	933,300	933,300	Year End Roll	9/28/2017
2017	101	FV	478,000	0	2.56	422,700	900,700	900,700	Year End Roll	9/29/2016
2016	101	FV	464,600	0	2.56	410,500	875,100	875,100	Year End Roll	1/14/2016
2015	101	FV	452,600	0	2.56	380,900	833,500	833,500	Year End	10/2/2014
2014	101	FV	420,400	0	2.56	342,400	762,800	762,800	Year End Roll	1/23/2014
2013	101	FV	412,300	0	2.56	332,800	745,100	745,100	Year End Roll	10/25/2012
2012	101	FV	412,300	0	2.56	345,600	757,900	757,900	Year End	1/26/2012
2011	101	FV	427,700	0	2.56	348,200	775,900	775,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	14923-289		3/9/1983		75000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2004	2907	RENOVATI	20,000	C	6/19/2004			rem kit rep win sl

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	D VELUTTI
6/19/2004	ENTRY DENIED	615	D VELUTTI
8/11/2001	ENTRY DENIED	615	D VELUTTI
1/25/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

