



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALLEAU ROBERT D
Owner 2:	VALLEAU PAMELA M
Owner 3:	
Street 1:	19 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	BUZANIS CHARLES T -
Owner 2:	ANANIA CAROL A -
Street 1:	19 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

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, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	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	User Acct
101	559,700		0.630	435,500	995,200	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	559,700		2.560	447,100	1,006,800	Entered Lot Size	
Total Parcel	559,700		2.560	447,100	1,006,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		255.44	/Parcel:	255.44	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	559,700	0	2.56	447,100	1,006,800	1,006,800	Year End Roll	9/28/2017
2017	101	FV	550,700	0	2.56	422,700	973,400	973,400	Year End Roll	9/29/2016
2016	101	FV	535,400	0	2.56	410,500	945,900	945,900	Year End Roll	1/14/2016
2015	101	FV	522,100	0	2.56	380,900	903,000	903,000	Year End	10/2/2014
2014	101	FV	486,600	0	2.56	342,400	829,000	829,000	Year End Roll	1/23/2014
2013	101	FV	477,700	0	2.56	332,800	810,500	810,500	Year End Roll	10/25/2012
2012	101	FV	477,700	0	2.56	345,600	823,300	823,300	Year End	1/26/2012
2011	101	FV	499,400	0	2.56	348,200	847,600	847,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUZANIS - ANANI	47057-174		3/3/2006		1037500	No	No			
CROSBY, GREGORY	26524-2		7/25/1996		575000	No	No			
H.W.GUTHEIL COR	17098-370		6/13/1986		395000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/8/2009	4263	SCREENPR	4,500	C				construct screen e
7/20/2005	3234	RENOVATI	12,000	C				bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2011	PERMIT VISIT	25	D ERSKINE
1/6/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2006	MEAS/EXT INS	50	J NOONE
8/11/2001	M&L EXTERIOR	615	D VELUTTI
5/1/1997	MEAS/EXT INS	600	PA
1/31/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

