



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOCHMAN MARK
Owner 2:	
Owner 3:	
Street 1:	21 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	SHEN - CHRIS CHENGYU
Owner 2:	ZHOU - MAY YANJIE
Street 1:	21 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

NARRATIVE DESCRIPTION

This Parcel contains 2.83 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39204		SQUARE FE	PRIME SITE		0	6.78	1.728	R3									459,421						459,400	
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	299,000	900	0.900	459,400	759,300	739 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	299,000	900	2.830	471,000	770,900	Entered Lot Size	
Total Parcel	299,000	900	2.830	471,000	770,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		399.02	/Parcel:	399.02	Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	02/10/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	299,000	900	2.83	471,000	770,900	770,900	Year End Roll	9/28/2017
2017	101	FV	294,400	900	2.83	445,300	740,600	740,600	Year End Roll	9/29/2016
2016	101	FV	287,900	900	2.83	432,400	721,200	721,200	Year End Roll	1/14/2016
2015	101	FV	281,100	900	2.83	401,200	683,200	683,200	Year End	10/2/2014
2014	101	FV	263,000	900	2.83	360,600	624,500	624,500	Year End Roll	1/23/2014
2013	101	FV	258,400	900	2.83	350,400	609,700	609,700	Year End Roll	10/25/2012
2012	101	FV	258,400	900	2.83	364,000	623,300	623,300	Year End	1/26/2012
2011	101	FV	263,000	900	2.83	366,700	630,600	630,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHEN,CHRIS CHEN	64863-479		1/30/2015		766500	No	No			
MIKKELSON JOANN	51642-69		9/2/2008		685000	No	No			
ECKHOUSE D NOAH	32128-116		12/8/2000		665000	No	No			
SANADI, D. RAO	24569-30		5/26/1994		409640	No	No			
	14967-383		4/12/1983		80000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2017	6838	WINDOWS	21,271	C				Replace 15 windows
1/7/2008	3869	RENOVATI	18,950	C	5/29/2008			replace windows,li

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	MEAS+INSPCTD	100	B MORGAN
5/29/2008	MEAS/EXT INS	100	B MORGAN
8/11/2001	M&L COMPLETE	615	D VELUTTI
1/31/1996	ENTRY DENIED	606	J SMITH
7/28/1995	INSPECTED	600	PA
7/18/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

