

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NARAYAN RAMESH
Owner 2:	NARAYAN VANI
Owner 3:	
Street 1:	22 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2214 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.48 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, 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	Descip	%	Item	Code	Descip
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		23958		SQUARE FE	PRIME SITE		0	6.78	2.637	R3									428,411						428,400	
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	487,100		0.550	428,400	915,500	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	487,100		2.480	440,000	927,100	
Total Parcel	487,100		2.480	440,000	927,100	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		292.92	/Parcel:	292.92
		Total Land:		Land Unit Type:		

User Acct
GIS Ref
GIS Ref
Insp Date
02/16/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	487,100	0	2.48	440,000	927,100	927,100	Year End Roll	9/28/2017
2017	101	FV	485,000	0	2.48	416,000	901,000	901,000	Year End Roll	9/29/2016
2016	101	FV	471,400	0	2.48	404,000	875,400	875,400	Year End Roll	1/14/2016
2015	101	FV	459,100	0	2.48	374,900	834,000	834,000	Year End	10/2/2014
2014	101	FV	426,200	0	2.48	337,000	763,200	763,200	Year End Roll	1/23/2014
2013	101	FV	418,000	0	2.48	327,500	745,500	745,500	Year End Roll	10/25/2012
2012	101	FV	418,000	0	2.48	340,200	758,200	758,200	Year End	1/26/2012
2011	101	FV	440,400	0	2.48	342,700	783,100	783,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHN H. INGLIS	21078-604		4/2/1991		550000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/20/2011	4949	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS+INSPCTD	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

