



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VANDEBROEK SOPHIE V
Owner 2:	DEL ALAMO JESUS A
Owner 3:	
Street 1:	6 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	KANTROW ALAN M -
Owner 2:	KOEHLER DEBORAH J -
Street 1:	6 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.69 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 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		33104		SQUARE FE	PRIME SITE		0	6.78	1.992	R3									447,014						447,000	
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	715,000		0.760	447,000	1,162,000	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	715,000		2.690	458,600	1,173,600		
Total Parcel	715,000		2.690	458,600	1,173,600	Entered Lot Size	
Source: Market Adj Cost		Total Value per SQ unit /Card:		253.08	/Parcel:	253.08	Insp Date
						Land Unit Type:	02/17/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	715,000	0	2.69	458,600	1,173,600	1,173,600	Year End Roll	9/28/2017
2017	101	FV	704,000	0	2.69	433,600	1,137,600	1,137,600	Year End Roll	9/29/2016
2016	101	FV	684,800	0	2.69	421,000	1,105,800	1,105,800	Year End Roll	1/14/2016
2015	101	FV	668,600	0	2.69	390,700	1,059,300	1,059,300	Year End	10/2/2014
2014	101	FV	625,500	0	2.69	351,100	976,600	976,600	Year End Roll	1/23/2014
2013	101	FV	614,700	0	2.69	341,300	956,000	956,000	Year End Roll	10/25/2012
2012	101	FV	614,700	0	2.69	445,000	1,059,700	1,059,700	Year End	1/26/2012
2011	101	FV	646,300	0	2.69	448,300	1,094,600	1,094,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KANTROW ALAN M,	50730-545		2/15/2008		1130000	No	No			
STEIN, BARRY J.	26457-425		7/1/1996		780000	No	No			
DAMON, NANCY L.	25448-214		6/29/1995		714000	No	No			
FREDRICK BIEL	19263-140		8/12/1988		685000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2017	6808	ROOF	21,984	C				Strip & re-roof dw
7/21/2004	2979	RENOVATI	18,300	C	5/13/2005			kit cab, new wind
11/4/2003	2805	RENOVATI	8,400	C	6/12/2004			ren existing deck
4/28/1998	1430	ADDITION	150,000	C	5/6/1999			ADD,RM BSMT, ADD B

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2009	MEAS+INSPCTD	100	B MORGAN
5/13/2005	MEAS+INSPCTD	615	D VELUTTI
6/12/2004	MEAS/EXT INS	615	D VELUTTI
5/11/1999	MEAS+INSPCTD	602	D TUCKER
5/1/1997	MEAS/EXT INS	600	PA
2/1/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

