



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANSIN MARIA ADRIANA TAMBELLINI		
Owner 2:			
Owner 3:			
Street 1:	7 OAK MEADOW		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2204		Type:

PREVIOUS OWNER

Owner 1:	GRAHAM - NORMA J		
Owner 2:	-		
Street 1:	7 OAK MEADOW		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2204		

NARRATIVE DESCRIPTION

This Parcel contains 2.7 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, 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		33541		SQUARE FE	PRIME SITE		0	6.78	1.970	R3									447,902						447,900	
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	638,100		0.770	447,900	1,086,000	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	638,100		2.700	459,500	1,097,600	Entered Lot Size
Total Parcel	638,100		2.700	459,500	1,097,600	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	262.49	/Parcel:	262.49	Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
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	638,100	0	2.7	459,500	1,097,600	1,097,600	Year End Roll	9/28/2017
2017	101	FV	627,700	0	2.7	434,400	1,062,100	1,062,100	Year End Roll	9/29/2016
2016	101	FV	585,200	0	2.7	421,800	1,007,000	1,007,000	Year End Roll	1/14/2016
2015	101	FV	569,800	0	2.7	391,500	961,300	961,300	Year End	10/2/2014
2014	101	FV	529,000	0	2.7	351,800	880,800	880,800	Year End Roll	1/23/2014
2013	101	FV	518,800	0	2.7	341,900	860,700	860,700	Year End Roll	10/25/2012
2012	101	FV	518,800	0	2.7	458,200	977,000	977,000	Year End	1/26/2012
2011	101	FV	560,700	0	2.7	461,600	1,022,300	1,022,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRAHAM,NORMA J	65353-529		5/12/2015		1171500	No	No			
GRAHAM, JACK I.	24534-443		5/13/1994	FAMILY	0	No	No			
OAK MEADOW CORP	14432-123		10/1/1981		225000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/20/2005	3184	RENOVATI	47,495	C				kitchen, replace s
6/26/1998	1450	ADDITION	108,540	C	3/27/1999			
10/20/1997	1289	FINISH B	5,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
1/6/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	D VELUTTI
3/27/1999	MEAS+INSPCTD	602	D TUCKER
3/25/1998	MEAS+INSPCTD	602	D TUCKER
2/1/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

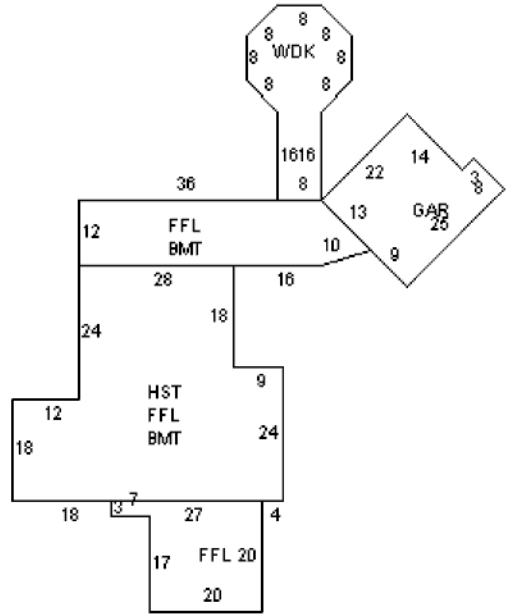
BATH FEATURES

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

COMMENTS

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SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid:	Desc:	Line 1	# Units:	1
Level:	FY LR DR D K FR RR BR FB HB L O			
Other:				
Upper:				
Lvl 2:				
Lvl 1:				
Lower:				
Totals:	RM: 9	BR: 4	Baths: 3	HB: 1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.2%

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.92569548
Const Adj.:	1.01999998
Adj \$ / SQ:	85.923
Other Features:	100714
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	752487
Depreciation:	114378
Depreciated Total:	638109

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 971000.0000
Juris. Factor:		Val/Su Fin:		152.62
Special Features:	0	Val/Su Net:		97.42
Final Total:	638100	Val/Su SzAd:		186.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,611	85.920	224,345
BMT	BASEMENT	2,190	32.760	71,740
HST	HALF STORY	804	85.920	69,082
GAR	GARAGE	508	36.000	18,288
WDK	WOOD DECK	437	17.510	7,652
Net Sketched Area:		6,550	Total:	391,107
Size Ad	3415	Gross Area	7354	FinArea 4181

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	G	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More:	N	Total Yard Items:				Total Special Features:				Total:									

IMAGE

AssessPro Patriot Properties, Inc

