



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FORMAN TR IAN
Owner 2:	FORMAN TR CAROLYN ROSEMARY
Owner 3:	FORMAN FAMILY TRUST
Street 1:	8 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	PIEPER DONALD L -
Owner 2:	-
Street 1:	8 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.57 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		27878		SQUARE FE	PRIME SITE		0	6.78	2.309	R3									436,384						436,400	
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	591,300		0.640	436,400	1,027,700	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	2,000	5,300	1.930	11,600	18,900	
Total Card	593,300	5,300	2.570	448,000	1,046,600	
Total Parcel	593,300	5,300	2.570	448,000	1,046,600	Entered Lot Size
Source:	Market Adj Cost	Total Value per SQ unit /Card:		249.22	/Parcel:	249.22
						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	593,300	5300	2.57	448,000	1,046,600	1,046,600	Year End Roll	9/28/2017
2017	101	FV	607,600	5300	2.57	423,500	1,036,400	1,036,400	Year End Roll	9/29/2016
2016	101	FV	591,100	5300	2.57	411,300	1,007,700	1,007,700	Year End Roll	1/14/2016
2015	101	FV	577,100	5300	2.57	381,700	964,100	964,100	Year End	10/2/2014
2014	101	FV	539,900	5300	2.57	343,100	888,300	888,300	Year End Roll	1/23/2014
2013	101	FV	530,600	5300	2.57	333,400	869,300	869,300	Year End Roll	10/25/2012
2012	101	FV	530,600	5300	2.57	446,700	982,600	982,600	Year End	1/26/2012
2011	101	FV	557,800	5300	2.57	450,000	1,013,100	1,013,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIEPER DONALD L	40652-15		8/27/2003		1287500	No	No			
WOODWARD, JOHN	26477-567		7/8/1996		630000	No	No			
EAST BOSTON SAV	21041-348		3/11/1991	FORECLOSURE	415000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS+INSPCTD	4	JG
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	D VELUTTI
5/11/1997	MEAS/EXT INS	600	PA
1/24/1996	MEAS+INSPCTD	606	J SMITH
7/18/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.56999	Total SF/SM:	111948.76	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	447,964	Spl Credit	Total:	448,000
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