



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRUMME PETER E
Owner 2:	BRUMME MARIE C
Owner 3:	
Street 1:	4 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		27442		SQUARE FE	PRIME SITE		0	6.78	2.341	R3									435,497						435,500	
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	586,400		0.630	435,500	1,021,900	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	586,400		2.560	447,100	1,033,500	Entered Lot Size	
Total Parcel	586,400		2.560	447,100	1,033,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	228.15	/Parcel:	228.15	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	586,400	0	2.56	447,100	1,033,500	1,033,500	Year End Roll	9/28/2017
2017	101	FV	576,400	0	2.56	422,700	999,100	999,100	Year End Roll	9/29/2016
2016	101	FV	560,200	0	2.56	410,500	970,700	970,700	Year End Roll	1/14/2016
2015	101	FV	545,600	0	2.56	380,900	926,500	926,500	Year End	10/2/2014
2014	101	FV	506,400	0	2.56	342,400	848,800	848,800	Year End Roll	1/23/2014
2013	101	FV	496,700	0	2.56	332,800	829,500	829,500	Year End Roll	10/25/2012
2012	101	FV	496,700	0	2.56	345,600	842,300	842,300	Year End	1/26/2012
2011	101	FV	524,900	0	2.56	348,200	873,100	873,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEPHEN TUTKO	15693-345		7/2/1984		285000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/29/2017	6926	MANUAL	20,000	C				Replace a window,
8/7/2000	2039	RENOVATI	26,700	C	6/25/2001			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2011	MEAS+INSPCTD	25	D ERSKINE
11/14/2006	MEAS+INSPCTD	100	B MORGAN
6/25/2001	MISSED APPT	613	M COLE
4/7/2001	M&L EXTERIOR	610	M FLYNN
1/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

