



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RHEAULT TR SUSANNE
Owner 2:	KELLOG TR MORRIS
Owner 3:	THE GILBERT A WILLIAMS TRUST
Street 1:	1 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RHEAULT SUSANNE -
Owner 2:	WILLIAMS GILBERT A -
Street 1:	1 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.59 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 3 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		28749		SQUARE FE	PRIME SITE		0	6.78	2.248	R3									438,155						438,200	
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	606,700		0.660	438,200	1,044,900	760 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	606,700		2.590	449,800	1,056,500	
Total Parcel	606,700		2.590	449,800	1,056,500	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card: 273.58			/Parcel: 273.58	Total Land:
						Land Unit Type:

User Acct	0
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	606,700	0	2.59	449,800	1,056,500	1,056,500	Year End Roll	9/28/2017
2017	101	FV	596,600	0	2.59	425,200	1,021,800	1,021,800	Year End Roll	9/29/2016
2016	101	FV	580,000	0	2.59	412,900	992,900	992,900	Year End Roll	1/14/2016
2015	101	FV	565,200	0	2.59	383,200	948,400	948,400	Year End	10/2/2014
2014	101	FV	525,700	0	2.59	344,400	870,100	870,100	Year End Roll	1/23/2014
2013	101	FV	515,800	0	2.59	334,700	850,500	850,500	Year End Roll	10/25/2012
2012	101	FV	515,800	0	2.59	347,600	863,400	863,400	Year End	1/26/2012
2011	101	FV	533,300	0	2.59	350,200	883,500	883,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RHEAULT SUSANNE	52050-445		1/6/2009	FAMILY		1	No	No		
JULIAN EDWARD A	41355-311		11/4/2003		982446	No	No			
ROTH LISA F,	29730-372		1/29/1999		620000	No	No			
DAVID A. ROTH	21224-101		6/17/1991	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2004	3076	WDK	12,000	C	5/13/2005			2 level deck off r
12/30/2003	2840	MANUAL	24,950	C	6/12/2004			relo windows, slid
6/29/2001	2287	RENOVATI	41,000	C	6/22/2002			kitchen, dining ro
9/15/1997	1273	RENOVATI	25,000	C	3/25/1998			1273- RM BATH 3/25

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	D VELUTTI
6/12/2004	MEAS/EXT INS	615	D VELUTTI
6/22/2002	MEAS/EXT INS	613	M COLE
3/1/2000	MEAS+INSPCTD	600	PA
3/25/1998	MEAS/EXT INS	602	D TUCKER
1/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

