



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAWAF TAREEF
Owner 2:	DARWISH RAND
Owner 3:	
Street 1:	2 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	EHRICH ELLIOT W -
Owner 2:	DONOVAN NANCY J -
Street 1:	2 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.72 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, 7 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		34412		SQUARE FE	PRIME SITE		0	6.78	1.927	R3									449,674						449,700	NOTE:ORDER OF CO
101	ONE FAM		1.93		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									11,580						11,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	556,600		2.720	461,300	1,017,900	3581 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
Total Card	556,600		2.720	461,300	1,017,900	Entered Lot Size
Total Parcel	556,600		2.720	461,300	1,017,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	239.37	/Parcel:	239.37	Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/13/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	556,600	0	2.72	461,300	1,017,900	1,017,900	Year End Roll	9/28/2017
2017	101	FV	547,300	0	2.72	436,100	983,400	983,400	Year End Roll	9/29/2016
2016	101	FV	532,100	0	2.72	423,500	955,600	955,600	Year End Roll	1/14/2016
2015	101	FV	546,500	0	2.72	393,000	939,500	939,500	Year End	10/2/2014
2014	101	FV	507,400	0	2.72	353,200	860,600	860,600	Year End Roll	1/23/2014
2013	101	FV	497,600	0	2.72	343,200	840,800	840,800	Year End Roll	10/25/2012
2012	101	FV	497,600	0	2.72	349,000	846,600	846,600	Year End	1/26/2012
2011	101	FV	524,100	0	2.72	351,600	875,700	875,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EHRICH ELLIOT W	58902-502		4/17/2012		932000	No	No			
CASSANO MICHAEL	33063-344		6/15/2001		1008500	No	No			
MASTERS JOSEPH	30916-082		11/22/1999		712000	No	No			
MASTERS, JOSEPH	25338-229		5/12/1995	CONVENIENC	0	No	No		PUT IN TRUST	
TOBY NATHAN	17452-527		10/1/1986	PART INTERES	66000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/1993	384	RENOVATI	12,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2014	MEAS+INSPCTD	618	G BOURGAULT
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	D VELUTTI
10/27/1998	MEAS+INSPCTD	600	PA
2/1/1996	MEAS+INSPCTD	606	J SMITH
1/5/1994	PERMIT VISIT	600	PA
12/29/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

