



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MEADOWDAM RD, LINCOLN

OWNERSHIP

Owner 1:	NICHOLSON KATHRYN M		
Owner 2:			
Owner 3:			
Street 1:	14 MEADOWDAM RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3811		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.36 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 12 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.433		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,990						13,000	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									540						500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	448,900		2.360	659,900	1,108,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		226.83	/Parcel:	226.83	Insp Date
						Land Unit Type:	05/13/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	448,900	0	2.36	659,900	1,108,800	1,108,800	Year End Roll	9/28/2017
2017	101	FV	444,200	0	2.36	653,500	1,097,700	1,097,700	Year End Roll	9/29/2016
2016	101	FV	433,100	0	2.36	635,100	1,068,200	1,068,200	Year End Roll	1/14/2016
2015	101	FV	423,900	0	2.36	588,700	1,012,600	1,012,600	Year End	10/2/2014
2014	101	FV	399,500	0	2.36	549,500	949,000	949,000	Year End Roll	1/23/2014
2013	101	FV	390,700	0	2.47	536,800	927,500	927,500	Year End Roll	10/25/2012
2012	101	FV	390,700	0	2.47	556,800	947,500	947,500	Year End	1/26/2012
2011	101	FV	403,900	0	2.47	575,200	979,100	979,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEVENS ON HOWAR	13553-701		10/3/1978		165000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2015	6260	ROOF	20,000	C				Strip and re-roof
5/28/2013	5429	RENOVATI	20,000	C	5/13/2014			remodel master bat
10/20/1998	1553	ROOF		C	3/27/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/26/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	615	D VELUTTI
3/27/1999	MEAS/EXT INS	602	D TUCKER
2/10/1996	ENTRY DENIED	606	J SMITH
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

