



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINSHIP SUSAN
Owner 2:	KOENIG JOHN L
Owner 3:	
Street 1:	10 MEADOWDAM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SUGAR SUSAN K -
Owner 2:	-
Street 1:	10 MEADOWDAM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3811

NARRATIVE DESCRIPTION

This Parcel contains 2.14 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1965, 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 Infru	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		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,090						9,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	352,300		2.140	655,500	1,007,800	2884	0			
							GIS Ref			
							GIS Ref			
Total Card					352,300	2.140	655,500	1,007,800	Entered Lot Size	
Total Parcel					352,300	2.140	655,500	1,007,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		280.10	/Parcel:	280.10	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	352,300	0	2.14	655,500	1,007,800	1,007,800	Year End Roll	9/28/2017
2017	101	FV	345,300	0	2.14	649,100	994,400	994,400	Year End Roll	9/29/2016
2016	101	FV	345,300	0	2.14	630,700	976,000	976,000	Year End Roll	1/14/2016
2015	101	FV	331,500	0	2.14	584,300	915,800	915,800	Year End	10/2/2014
2014	101	FV	328,000	0	2.14	545,100	873,100	873,100	Year End Roll	1/23/2014
2013	101	FV	321,100	0	2.34	535,100	856,200	856,200	Year End Roll	10/25/2012
2012	101	FV	318,400	0	2.34	555,100	873,500	873,500	Year End	1/26/2012
2011	101	FV	325,300	0	2.34	573,500	898,800	898,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SUGAR SUSAN K,	46727-305		12/27/2005		1067000	No	No			
SUGAR PETER C,	45059-246		4/27/2005	CONVENIENC	99	No	No			
SUGAR SUSAN K,	35948-96		7/23/2002	CONVENIENC	1	No	No			
SUGAR SUSAN K,	29718-238		1/16/1999	CONVENIENC	99	No	No			
SUGAR SUSAN K,	28656-076		5/28/1998	CONVENIENC	1	No	No			
SUGAR PETER C,	27568-388		8/12/1997	CONVENIENC	99	No	No			
SUGAR, SUSAN K.	25200-44		2/28/1995	CONVENIENC	0	No	No			
SUGAR PETER C	20199-538		11/14/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2015	6284	ROOF	20,000	C				Strip and re-roof
9/26/2012	5174	WOOD STO		C				install a wood bur
11/13/2006	3566	ROOF		C				strip & re-roof dw
2/23/2006	3364	RENOVATI	26,000	C	6/27/2006			repair rotted sill

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/27/2006	PERMIT VISIT	50	J NOONE
3/21/2006	MEAS/EXT INS	100	B MORGAN
10/13/2001	M&L COMPLETE	615	D VELUTTI
5/18/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	ENTRY DENIED	606	J SMITH
12/6/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

