



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OXBOW RD, LINCOLN

OWNERSHIP

Owner 1:	SIMMONS SCOTT R
Owner 2:	SIMMONS ANNA M
Owner 3:	
Street 1:	85 OXBOW RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778-1031 Type:

PREVIOUS OWNER

Owner 1:	MURPHY - H LOUISE
Owner 2:	-
Street 1:	85 OXBOW RD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1031

NARRATIVE DESCRIPTION

This Parcel contains .06 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
132	UNDEV		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									360						400	Unbuildable

Total AC/HA:	0.06000	Total SF/SM:	2613.60	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	360	Spl Credit		Total:	400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.060	400	400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	132	FV		0	.06	400	400	400	Create Final value 2019	6/4/2019
2018	132	FV		0	.06	400	400	400	Year End Roll	9/28/2017
2017	132	FV		0	.06	400	400	400	Year End Roll	9/29/2016
2016	132	FV		0	.06	400	400	400	Year End Roll	1/14/2016
2015	132	FV		0	.06	400	400	400	Year End	10/2/2014
2014	132	FV		0	.06	400	400	400	Year End Roll	1/23/2014
2013	132	FV		0	.06	400	400	400	Year End Roll	10/25/2012
2012	132	FV		0	.06	400	400	400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY,H LOUISE	60736-502		12/14/2012	PARTIAL INTR	510000	No	No			most of property is in Wayland (85
CRAMER STUART C	13041-663		8/20/1976		52500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	100 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	15:54:28

LAST REV

Date	Time
07/29/14	13:35:21

apro 30

