



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLTROP TR MARIJKE E
Owner 2:	
Owner 3:	MARIJKE E HOLTROP TRUST-2007
Street 1:	61 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5014 Type:

PREVIOUS OWNER

Owner 1:	HOLTROP MARIJKE E -
Owner 2:	-
Street 1:	61 OXBOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5014

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									37,890						37,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	478,300	1,300	3.100	701,900	1,181,500
Total Card	478,300	1,300	3.100	701,900	1,181,500
Total Parcel	478,300	1,300	3.100	701,900	1,181,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		352.06	/Parcel: 352.06

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

08/07/13
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	442,000	1300	3.1	684,300	1,127,600	1,127,600	Create Final value 2019	6/4/2019
2018	101	FV	442,000	1300	3.1	684,300	1,127,600	1,127,600	Year End Roll	9/28/2017
2017	101	FV	429,000	1300	3.1	677,900	1,108,200	1,108,200	Year End Roll	9/29/2016
2016	101	FV	414,200	1300	3.1	659,500	1,075,000	1,075,000	Year End Roll	1/14/2016
2015	101	FV	409,900	1300	3.1	613,100	1,024,300	1,024,300	Year End	10/2/2014
2014	101	FV	378,700	0	3.1	573,900	952,600	952,600	Year End Roll	1/23/2014
2013	101	FV	370,200	0	3.05	556,400	926,600	926,600	Year End Roll	10/25/2012
2012	101	FV	378,700	0	3.05	576,400	955,100	955,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HOLTROP MARIJKE	49641-445		6/21/2007	FAMILY	100	No	No	
HIMAWAN, JEFF	26813-223		11/8/1996	CHD>SALE	439000	No	No	
	21298-503		7/19/1991		285000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLTROP MARIJKE	49641-445		6/21/2007	FAMILY	100	No	No			
HIMAWAN, JEFF	26813-223		11/8/1996	CHD>SALE	439000	No	No			
	21298-503		7/19/1991		285000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/4/1998	1593	DEMOLITI		C	3/31/1999			demolish barn
3/20/1998	1361	NEW HOME	305,000	C	6/25/1998			6/25/98 40%
3/9/1998	1352	DEMOLITI		C	6/25/1998			6/25/98 100%
11/17/1997	1304	BAYWINDO	3,000	C	3/14/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/31/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS+INSPCTD	600	
5/17/1996	MEAS+INSPCTD	606	
4/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

