



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOLLNER GERHARD
Owner 2:	SOLLNER PATRICIA M
Owner 3:	
Street 1:	65 OXBOW ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACNEIL - JOHN C
Owner 2:	MACNEIL - MADGE AL
Street 1:	65 OXBOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5014

NARRATIVE DESCRIPTION

This Parcel contains 2.78 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1985, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 2 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 6 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.943		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									28,290						28,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	729,700	18,600	2.780	692,300	1,440,600
Total Card	729,700	18,600	2.780	692,300	1,440,600
Total Parcel	729,700	18,600	2.780	692,300	1,440,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		154.51	/Parcel: 154.51

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

GIS Ref
GIS Ref
Insp Date
08/11/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	723,300	18600	2.78	674,700	1,416,600	1,416,600	Create Final value 2019	6/4/2019
2018	101	FV	723,300	18600	2.78	674,700	1,416,600	1,416,600	Year End Roll	9/28/2017
2017	101	FV	1,090,900	18600	2.78	668,300	1,777,800	1,777,800	Year End Roll	9/29/2016
2016	101	FV	1,068,400	18600	2.78	649,900	1,736,900	1,736,900	Year End Roll	1/14/2016
2015	101	FV	1,320,200	19700	2.78	603,500	1,943,400	1,943,400	Year End	10/2/2014
2014	101	FV	1,220,500	19700	2.78	564,300	1,804,500	1,804,500	Year End Roll	1/23/2014
2013	101	FV	1,195,600	19700	2.78	548,300	1,763,600	1,763,600	Year End Roll	10/25/2012
2012	101	FV	1,230,200	19700	2.78	568,300	1,818,200	1,818,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACNEIL, JOHN	68572-240		12/12/2016		1407000	No	No			
COUNTRYSIDE EST	16655-419		12/20/1985		760000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/2018	7184	ROOF	44,680	C				Strip & re-roof dw
8/28/2018	7178	SOLAR PA	68,082	C	10/10/2018			Install solar pane
5/16/2007	3685	MANUAL		C				tent 6/1-6/4
8/1/2001	2309	MANUAL		C	6/1/2002			3 skylights
7/23/2001	2298	RENOVATI	45,000	C	6/1/2002			2nd fl & loft area
6/25/1999	1758	ROOF	22,000	C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2015	MEAS+INSPCTD	618	G BOURGAULT
4/24/2012	MEAS+INSPCTD	618	G BOURGAULT
6/25/2008	MEAS+INSPCTD	25	D ERSKINE
6/1/2002	MEAS/EXT INS	613	
5/19/2000	MEAS/EXT INS	610	
4/18/1996	MEAS+INSPCTD	606	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

