



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	GIENAPP ERICA L
Owner 2:	
Owner 3:	
Street 1:	15 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4103 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.147 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:				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 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		0.31		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,860						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	330,100	6,800	2.147	665,900	1,002,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 323.40						/Parcel: 323.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	312,700	6800	2.147	648,300	967,800	967,800	Create Final value 2019	6/4/2019
2018	101	FV	312,700	6800	2.147	648,300	967,800	967,800	Year End Roll	9/28/2017
2017	101	FV	303,900	6800	2.147	641,900	952,600	952,600	Year End Roll	9/29/2016
2016	101	FV	298,100	6800	2.147	623,500	928,400	928,400	Year End Roll	1/14/2016
2015	101	FV	295,200	6800	2.147	577,100	879,100	879,100	Year End	10/2/2014
2014	101	FV	274,900	6800	2.147	537,900	819,600	819,600	Year End Roll	1/23/2014
2013	101	FV	269,100	6800	2.147	521,900	797,800	797,800	Year End Roll	10/25/2012
2012	101	FV	331,400	6800	2.15	412,500	750,700	750,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOUBORG MARGARE	20233-440		11/30/1989		550000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2010	4389	RENOVATI	12,152	C	6/17/2010			remodel 2nd fl bat
11/27/2006	3576	MANUAL		C				Install wood stove

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
4/4/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

