



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		LONG MEADOW RD, LINCOLN

**OWNERSHIP**

Owner 1:	MATATHIA TR ELLEN M
Owner 2:	
Owner 3:	ELLEN M MATATHIA TRUST
Street 1:	16 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

**PREVIOUS OWNER**

Owner 1:	HABER STUART S -
Owner 2:	MATATHIA ELLEN M -
Street 1:	16 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

**NARRATIVE DESCRIPTION**

This Parcel contains 1.44 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		62726.39844		SQUARE FE	PRIME SITE		0	8.3	1.193	R4									620,989						621,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	574,700		1.440	621,000	1,195,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 317.99						/Parcel: 317.99	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	522,900	0	1.44	604,500	1,127,400	1,127,400	Create Final value 2019	6/4/2019
2018	101	FV	522,900	0	1.44	604,500	1,127,400	1,127,400	Year End Roll	9/28/2017
2017	101	FV	509,500	0	1.44	598,500	1,108,000	1,108,000	Year End Roll	9/29/2016
2016	101	FV	490,800	0	1.44	581,300	1,072,100	1,072,100	Year End Roll	1/14/2016
2015	101	FV	478,000	0	1.44	537,900	1,015,900	1,015,900	Year End	10/2/2014
2014	101	FV	449,300	0	1.44	501,300	950,600	950,600	Year End Roll	1/23/2014
2013	101	FV	440,500	0	1.44	486,300	926,800	926,800	Year End Roll	10/25/2012
2012	101	FV	449,300	0	1.44	505,000	954,300	954,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HABER STUART S,	51193-428		5/20/2008	FAMILY		1	No	No		
BARKER W. B.	16631-309		12/11/1985		375000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2015	6071	MANUAL	5,739	C				Insulate attic are
9/10/2014	5891	RENOVATI	30,000	C	1/9/2015			Renovate master ba
8/6/2012	5120	WINDOWS	32,000	C				replace 14 windows
8/28/2006	3506	TEMPORAR		C				2 tents 9/5-9/13
4/26/2006	3404	TEMPORAR		C				
10/18/1996	1074-96	MANUAL	71,000	C	5/24/1997			RML KIT
12/12/1994	646-94	RENOVATI	7,000	C	4/4/1996			
1/27/1993	199	FINISH B	5,000	C	12/27/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
5/24/1997	MEAS+INSPCTD	602	
4/4/1996	MEAS+INSPCTD	606	
12/27/1993	PERMIT VISIT	600	
12/27/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

