



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OAKDALE LN, LINCOLN

OWNERSHIP

Owner 1:	LIEM HETTY K
Owner 2:	LIEM TR HETTY K
Owner 3:	THE HKL REALTY TRUST
Street 1:	10 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1712 Type:

PREVIOUS OWNER

Owner 1:	LIEM - HETTY K
Owner 2:	LIEM TR - HETTY K
Street 1:	10 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1712

NARRATIVE DESCRIPTION

This Parcel contains 3.11 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.273		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,638						7,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	591,200	19,000	3.110	567,600	1,177,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 306.24						/Parcel: 306.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	534,500	19000	3.11	550,000	1,103,500	1,103,500	Create Final value 2019	6/4/2019
2018	101	FV	534,500	19000	3.11	550,000	1,103,500	1,103,500	Year End Roll	9/28/2017
2017	101	FV	519,100	19000	3.11	519,600	1,057,700	1,057,700	Year End Roll	9/29/2016
2016	101	FV	498,900	19000	3.11	504,400	1,022,300	1,022,300	Year End Roll	1/14/2016
2015	101	FV	493,800	19000	3.11	467,600	980,400	980,400	Year End	10/2/2014
2014	101	FV	458,600	19000	3.11	419,600	897,200	897,200	Year End Roll	1/23/2014
2013	101	FV	448,600	19000	3.11	407,600	875,200	875,200	Year End Roll	10/25/2012
2012	101	FV	458,600	19000	3.11	447,600	925,200	925,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEM,HETTY K	69197-62		4/27/2017	FAMILY		10	No	No		
LIEM KAREL R,	53431-46		8/24/2009	FAMILY		10	No	No		Karel Liem Death Cert Bk56035 Pg197
GREEN, SCOTT C.	24430-441		4/6/1994	CHGD>ASSMT<S	300000	No	No			
DONEMICHELLA DO	22800-363		1/5/1993		150000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2009	4189	RENOVATI	15,000	C	7/28/2010			remodel exist bth
8/11/2003	2746	MANUAL	8,500	C	5/15/2004			rem walkway fr gar
2/2/1995	665-95	GARAGE	10,000	C	8/29/1995			
7/7/1994	522-94	NEW HOME	225,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2010	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
2/1/1996	MEAS/EXT INS	606	
2/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

