



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		OAK MEADOW, LINCOLN

OWNERSHIP

Owner 1:	ESHGHI KATHARINE BOLLAND
Owner 2:	ESHGHI NIMA R
Owner 3:	
Street 1:	16 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	SIMMONS - JEFFREY LAW
Owner 2:	SIMMONS - PATRICIA G
Street 1:	16 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.637 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 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	
132	UNDEV		0.8		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									4,800						4,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	690,500		1.837	560,000	1,250,500	1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1,35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21.	
132			0.800	4,800	4,800		
Total Card	690,500		2.637	564,800	1,255,300	Entered Lot Size	
Total Parcel	690,500		2.637	564,800	1,255,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	273.55	/Parcel:	273.55	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	654,700	0	2.637	547,200	1,201,900	1,201,900	Create Final value 2019	6/4/2019
2018	101	FV	654,700	0	2.637	547,200	1,201,900	1,201,900	Year End Roll	9/28/2017
2017	101	FV	643,500	0	2.637	516,800	1,160,300	1,160,300	Year End Roll	9/29/2016
2016	101	FV	625,400	0	2.637	501,600	1,127,000	1,127,000	Year End Roll	1/14/2016
2015	101	FV	576,100	0	2.64	386,900	963,000	963,000	Year End	10/2/2014
2014	101	FV	535,300	0	2.64	347,800	883,100	883,100	Year End Roll	1/23/2014
2013	101	FV	525,000	0	2.64	338,000	863,000	863,000	Year End Roll	10/25/2012
2012	101	FV	525,000	0	2.64	351,000	876,000	876,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SIMMONS,JEFFREY	64679-275		12/18/2014		1188000	No	No			
JACK E. BURKE	17359-16		9/2/1986		530000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/7/2011	4644	RENOVATI	25,000	C	7/7/2011			reno lower level b
12/14/2007	3843	RENOVATI	40,000	C	5/13/2008			reno master bth
1/5/2006	3336	ROOF		C				
9/22/2000	2086	RENOVATI	55,000	C	5/25/2001			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2011	PERMIT VISIT	25	D ERSKINE
6/2/2008	CERT OF OCC	10	MARK R
5/13/2008	PERMIT VISIT	100	
8/11/2001	M&L EXTERIOR	615	
5/25/2001	MEAS+INSPCTD	615	
1/31/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

