



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOVASSAGHI MOHAMMAD
Owner 2:	
Owner 3:	
Street 1:	14 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MELA - THEOFANIE
Owner 2:	AROUNDAS - ANTONIS A
Street 1:	14 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		27007		SQUARE FE	PRIME SITE		0	7.	2.374	R3									448,715						448,700	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,580						11,600	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	551,100		0.620	448,700	999,800	2736 Cluster Subdivision 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			1.930	11,600	11,600	
<b>Total Card</b>	551,100		2.550	460,300	1,011,400	<b>Entered Lot Size</b>
<b>Total Parcel</b>	551,100		2.550	460,300	1,011,400	<b>Total Land:</b>
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 244.48		<b>/Parcel:</b> 244.48		<b>Land Unit Type:</b>

<b>User Acct</b>	0
<b>GIS Ref</b>	
<b>GIS Ref</b>	
<b>Insp Date</b>	10/11/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	579,600	0	2.55	446,200	1,025,800	1,025,800	Create Final value 2019	6/4/2019
2018	101	FV	509,100	0	2.55	446,200	955,300	955,300	Year End Roll	9/28/2017
2017	101	FV	500,700	0	2.55	421,900	922,600	922,600	Year End Roll	9/29/2016
2016	101	FV	489,200	0	2.55	409,700	898,900	898,900	Year End Roll	1/14/2016
2015	101	FV	476,800	0	2.55	380,200	857,000	857,000	Year End	10/2/2014
2014	101	FV	443,500	0	2.55	341,700	785,200	785,200	Year End Roll	1/23/2014
2013	101	FV	435,200	0	2.55	332,100	767,300	767,300	Year End Roll	10/25/2012
2012	101	FV	435,200	0	2.55	344,900	780,100	780,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MELA, THEOFANIE	71561-399		8/31/2018		959000	No	No			
PRIMACY CLOSING	42380-290		4/1/2004	CHD>SALE	930000	No	No			
LU SININ,	42380-288		4/1/2004	CONVENIENC	99	No	No			
APPELL JANE,	30002-045		2/20/1999		550000	No	No			
ARONSON, RICHA	25166-427		2/6/1995	CONVENIENC	0	No	No			
MARK HYMAN, JR.	16222-595		6/14/1985		375000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/27/2018	7263	ROOF	18,000	C				Strip & re-roof dw
4/16/2004	2883	RENOVATI	18,000	C	6/12/2004			kitchen & bath 6/1

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/11/2018	ABATE-INSPEC	621	N Cramer
2/6/2018	INSPECTED	618	G BOURGAULT
1/6/2011	MEAS/EXT INS	25	D ERSKINE
10/4/2005	MEAS+INSPCTD	600	
5/13/2005	MEAS+INSPCTD	615	
6/12/2004	MEAS+INSPCTD	615	
3/7/2000	MEAS+INSPCTD	600	
2/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

