



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		STRATFORD WY, LINCOLN

OWNERSHIP

Owner 1:	FRANKEL DAVID
Owner 2:	FRANKEL ELENA
Owner 3:	
Street 1:	4 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KLIGER SCOTT A -
Owner 2:	KLIGER ELAYNE C -
Street 1:	4 STRATFORD WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.955 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		0.11832		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									3,550						3,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,437,700		1.955	923,500	2,361,200		0
Total Card							1,437,700
Total Parcel							1,437,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 263.03 /Parcel: 263.03
Entered Lot Size							
Total Land:							
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	1,414,400	0	1.955	898,700	2,313,100	2,313,100	Create Final value 2019	6/4/2019
2018	101	FV	1,414,400	0	1.955	898,700	2,313,100	2,313,100	Year End Roll	9/28/2017
2017	101	FV	1,280,000	0	1.955	898,700	2,178,700	2,178,700	Year End Roll	9/29/2016
2016	101	FV	1,249,800	0	1.955	872,300	2,122,100	2,122,100	Year End Roll	1/14/2016
2015	101	FV	1,237,600	0	1.955	808,300	2,045,900	2,045,900	Year End	10/2/2014
2014	101	FV	1,213,100	0	1.955	795,500	2,008,600	2,008,600	Year End Roll	1/23/2014
2013	101	FV	1,188,700	0	1.955	771,500	1,960,200	1,960,200	Year End Roll	10/25/2012
2012	101	FV	1,286,500	0	1.955	963,500	2,250,000	2,250,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KLIGER SCOTT A,	40796-237		9/8/2003		2650000	No	No			
COUNTRYSIDE BLD	30298-003		6/15/1999		1790000	No	No			
STRATFORD REALT	29166-379		9/30/1998	CHANGE IN US	555000	Yes	No			
	7957-120		9/19/1952		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/12/2019	R-19-0014	KITCHEN	62,000	O				Kitchen remodel
1/22/2019	7303	WINDOWS	9,397	C				Replace 2 windows
3/13/2017	6684	ROOF	45,000	C				Remove asphalt shi
5/14/2009	4180	ROOF		C				strip & re-roof
4/22/1999	1689	FINISH B	40,000	C	7/1/1999			
11/2/1998	1570	NEW HOME	440,500	C	7/1/1999			
9/14/1998	1523	NEW HOME	20,000	C	7/1/1999			Foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
11/6/2008	MEAS+INSPCTD	100	
3/14/2003	ABATE-INSPEC	615	
7/1/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

