



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PHAN LINDA THOA
Owner 2:	
Owner 3:	
Street 1:	8 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	YANG BING -
Owner 2:	PHAN LINDA THOA -
Street 1:	8 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.869 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1998, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 7 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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		1.03242		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									30,973						31,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,650,800	22,700	2.869	951,000	2,624,500		0				
							GIS Ref				
							GIS Ref				
Total Card					1,650,800	22,700	2.869	951,000	2,624,500	Entered Lot Size	
Total Parcel					1,650,800	22,700	2.869	951,000	2,624,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		256.21	/Parcel:	256.21	Land Unit Type:		Insp Date	
											01/26/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,619,500	22700	2.869	926,200	2,568,400	2,568,400	Create Final value 2019	6/4/2019
2018	101	FV	1,619,500	22700	2.869	926,200	2,568,400	2,568,400	Year End Roll	9/28/2017
2017	101	FV	1,459,900	22700	2.869	926,200	2,408,800	2,408,800	Year End Roll	9/29/2016
2016	101	FV	1,424,300	22700	2.869	899,800	2,346,800	2,346,800	Year End Roll	1/14/2016
2015	101	FV	1,409,000	22700	2.869	835,800	2,267,500	2,267,500	Year End	10/2/2014
2014	101	FV	1,378,500	22700	2.869	823,000	2,224,200	2,224,200	Year End Roll	1/23/2014
2013	101	FV	1,347,900	22700	2.869	799,000	2,169,600	2,169,600	Year End Roll	10/25/2012
2012	101	FV	1,470,100	22700	2.869	991,000	2,483,800	2,483,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YANG BING	53246-267		7/22/2009	FAMILY		100	No	No		
YANG BING,	1371-134		7/22/2009	FAMILY		100	No	No		
STRATFORD REALT	27757-474		10/9/1997	CHANGE IN US	558885	Yes	No		LC 1178-120	
	7957-120		9/19/1952			0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/19/2005	3273	RENOVATI	59,092	C				repair, water dama
12/16/1997	71 7 13	NEW HOME	620,700	C	6/23/1998			6/23/98 40%

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2010	MEAS+INSPCTD	100	
6/13/2006	PERMIT VISIT	615	
2/15/2002	ABATE-INSPEC	600	
5/31/2000	MEAS/EXT INS	610	
7/1/1999	MEAS/EXT INS	600	
6/23/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

