



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MASOOD SOHAIL
Owner 2:	MASOOD MONA
Owner 3:	
Street 1:	12 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	VALE DONNA M -
Owner 2:	-
Street 1:	12 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.352 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 8 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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 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		0.51563		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									15,469						15,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,947,400	154,100	2.352	935,500	3,037,000		0
							GIS Ref
							GIS Ref
Total Card	1,947,400	154,100	2.352	935,500	3,037,000	Entered Lot Size	
Total Parcel	1,947,400	154,100	2.352	935,500	3,037,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		288.33	/Parcel:	288.33	Insp Date
						Land Unit Type:	11/18/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,916,200	154100	2.352	910,700	2,981,000	2,981,000	Create Final value 2019	6/4/2019
2018	101	FV	1,916,200	154100	2.352	910,700	2,981,000	2,981,000	Year End Roll	9/28/2017
2017	101	FV	1,728,600	154100	2.352	910,700	2,793,400	2,793,400	Year End Roll	9/29/2016
2016	101	FV	1,686,500	154100	2.352	884,300	2,724,900	2,724,900	Year End Roll	1/14/2016
2015	101	FV	1,669,700	154100	2.352	820,300	2,644,100	2,644,100	Year End	10/2/2014
2014	101	FV	1,636,200	154100	2.352	807,500	2,597,800	2,597,800	Year End Roll	1/23/2014
2013	101	FV	1,602,600	154100	2.352	783,500	2,540,200	2,540,200	Year End Roll	10/25/2012
2012	101	FV	1,816,400	154100	2.352	975,500	2,946,000	2,946,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VALE DONNA M,	47502-317		5/17/2006		3300000	Yes	No			
STRATFORD REALT	27539-020		8/1/1997	CHANGE IN US	553000	Yes	No			PLAN#826DOC#277
	7957-120		9/19/1952		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/18/2007	3848	POOL HOU	140,000	C	5/29/2008			pool house over ex
9/11/2007	3767	MANUAL	5,000	C	5/29/2008			construct foundati
5/10/2007	3676	POOL	54,785	C	6/15/2007			15x30 gunite pool
9/7/2006	3511	RENOVATI	19,500	C				reno 2nd fl bath
11/7/1997	1298	NEW HOME	568,000	C	6/23/1998			6/23/98 55%

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/18/2010	MEAS+INSPCTD	618	G BOURGAULT
5/29/2008	PERMIT VISIT	100	
6/15/2007	MEAS+INSPCTD	100	
6/23/2005	MEAS+INSPCTD	600	
7/1/1999	MEAS/EXT INS	600	
6/23/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.35218 Total SF/SM: 102460.96 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 935,469 Spl Credit Total: 935,500

