



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	READY JOHN E
Owner 2:	READY JANET L
Owner 3:	
Street 1:	5 STRATFORD WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCARTY WALTER -
Owner 2:	MCCARTY ERIN MUIRHEAD -
Street 1:	C/O EILEEN POTTER
Twn/City:	LXINGTON
St/Prov:	KY Cntry
Postal:	40502

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 15 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	

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	920,000	Spl Credit	Total:	920,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,214,200	17,800	1.837	920,000	2,152,000	3562	0				
							GIS Ref				
							GIS Ref				
Total Card					1,214,200	17,800	1.837	920,000	2,152,000	Entered Lot Size	
Total Parcel					1,214,200	17,800	1.837	920,000	2,152,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			343.85	/Parcel:	343.85	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	1,194,300	17800	1.837	895,200	2,107,300	2,107,300	Create Final value 2019	6/4/2019
2018	101	FV	1,194,300	17800	1.837	895,200	2,107,300	2,107,300	Year End Roll	9/28/2017
2017	101	FV	1,077,300	17800	1.837	895,200	1,990,300	1,990,300	Year End Roll	9/29/2016
2016	101	FV	1,051,000	17800	1.837	868,800	1,937,600	1,937,600	Year End Roll	1/14/2016
2015	101	FV	1,040,400	17800	1.837	804,800	1,863,000	1,863,000	Year End	10/2/2014
2014	101	FV	1,019,300	17800	1.837	792,000	1,829,100	1,829,100	Year End Roll	1/23/2014
2013	101	FV	998,200	17800	1.837	768,000	1,784,000	1,784,000	Year End Roll	10/25/2012
2012	101	FV	1,082,700	17800	1.837	960,000	2,060,500	2,060,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCARTY WALTER,	51748-353		10/1/2008		2357500	No	No			
RUIGROK HANS J,	40389-97		8/8/2003		2300000	No	No			
MELE MICHAEL TR	31936-632		10/18/2000		2200000	No	No			
STRATFORD REALT	30660-216		9/13/1999	CHANGE IN US	590000	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
5/21/2004	2924	POOL	28,000	C				pool w/auto cover
9/14/2000	2078	FINISH B	35,000	C	5/19/2001			
10/26/1999	1832	NEW HOME	540,000	C	7/1/2000			100% 7/1/00
9/27/1999	1809	NEW HOME	100,000	C	7/7/2000			foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2010	MEAS+INSPCTD	618	G BOURGAULT
7/11/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	614	

Sign: VERIFICATION OF VISIT NOT DATA

