



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIDERAS DEMETRI
Owner 2:	SIDERAS MARIE PASCALE
Owner 3:	
Street 1:	9 STRATFORD WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARONSON TR - NEIL H
Owner 2:	C/O ADITI INC - SAMIR DESAI -
Street 1:	200 SUMMIT DRIVE, STE 430
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.878 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, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdms.

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		0.0416		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									1,248						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,217,100		1.878	921,200	2,138,300		0
							GIS Ref
							GIS Ref
							Insp Date
							11/15/11
Total Card		1,217,100	1.878	921,200	2,138,300	Entered Lot Size	
Total Parcel		1,217,100	1.878	921,200	2,138,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 262.83		/Parcel: 262.83		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	1,197,700	0	1.878	896,400	2,094,100	2,094,100	Create Final value 2019	6/4/2019
2018	101	FV	1,197,700	0	1.878	896,400	2,094,100	2,094,100	Year End Roll	9/28/2017
2017	101	FV	1,080,500	0	1.878	896,400	1,976,900	1,976,900	Year End Roll	9/29/2016
2016	101	FV	1,054,100	0	1.878	870,000	1,924,100	1,924,100	Year End Roll	1/14/2016
2015	101	FV	1,043,700	0	1.878	806,000	1,849,700	1,849,700	Year End	10/2/2014
2014	101	FV	1,022,800	0	1.878	793,200	1,816,000	1,816,000	Year End Roll	1/23/2014
2013	101	FV	1,001,800	0	1.878	769,200	1,771,000	1,771,000	Year End Roll	10/25/2012
2012	101	FV	1,276,400	0	1.878	961,200	2,237,600	2,237,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARONSON TR,NEIL	71400-526		7/31/2018		1870000	No	No			
MEEKER DAVID P,	56927-235		5/31/2011		1860000	No	No			
HAYS RUSSELL D,	45231-579		5/24/2005		2662500	No	No			
VALE MICHAEL A,	31313-090		4/14/2000		2525000	No	No			
STRATFORD REALT	28808-508		6/30/1998	CHANGE IN US	545000	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
4/11/2000	1922	FINISH B	40,000	C	5/19/2001			
6/22/1998	1448	NEW HOME	500,000	C	7/1/1999			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2011	MEAS+INSPCTD	618	G BOURGAULT
10/28/2008	MEAS+INSPCTD	100	
11/11/2005	MEAS+INSPCTD	615	
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
8/5/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

