

150  
Map

19  
Lot

0  
Sublot

Building

Unit

1 of 1  
CARD

Town Of Lincoln

TOTAL ASSESSED: 1,917,200  
!1939!



Patriot  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTY WALTER
Owner 2:	
Owner 3:	
Street 1:	11 STRATFORD WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	BLUMENSTEIN - IAN B
Owner 2:	-
Street 1:	395 LEONARD STREET #219
Twn/City:	BROOKLYN
St/Prov:	NY Cntry
Postal:	11211

NARRATIVE DESCRIPTION

This Parcel contains 1.877 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, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.04038		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									1,211						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	970,900	25,100	1.877	921,200	1,917,200
Total Card	970,900	25,100	1.877	921,200	1,917,200
Total Parcel	970,900	25,100	1.877	921,200	1,917,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		261.11	/Parcel: 261.11

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/21/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	961,500	25100	1.877	896,400	1,883,000	1,883,000	Create Final value 2019	6/4/2019
2018	101	FV	961,500	25100	1.877	896,400	1,883,000	1,883,000	Year End Roll	9/28/2017
2017	101	FV	910,100	25100	1.877	896,400	1,831,600	1,831,600	Year End Roll	9/29/2016
2016	101	FV	899,500	25100	1.877	870,000	1,794,600	1,794,600	Year End Roll	1/14/2016
2015	101	FV	890,800	25100	1.877	806,000	1,721,900	1,721,900	Year End	10/2/2014
2014	101	FV	873,300	25100	1.877	793,200	1,691,600	1,691,600	Year End Roll	1/23/2014
2013	101	FV	855,800	25100	1.877	769,200	1,650,100	1,650,100	Year End Roll	10/25/2012
2012	101	FV	925,800	25100	1.877	961,200	1,912,100	1,912,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLUMENSTEIN,IAN	71317-397		7/16/2018		1950000	No	No			
STRATFORD REALT	28413-023		4/6/1998	CHANGE IN US	525000	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
11/1/2001	2384	FINISH B	35,000	C	7/6/2002			
10/2/1998	1541	POOL	25,000	C	5/31/2000			5/31/00 100%
9/14/1998	1520	WDK	320	C	5/31/2000			addition to deck
3/6/1998	1350	NEW HOME	600,000	C	6/23/1998			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
3/14/2003	ABATE-INSPEC	600	
7/6/2002	ENTRY DENIED	613	
5/31/2000	MEAS/EXT INS	610	
6/23/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

