



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIMMERMAN JOEL D
Owner 2:	ZIMMERMAN JOANNE V
Owner 3:	
Street 1:	15 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GAN FRANCIS C K -
Owner 2:	GAN EMILIA F -
Street 1:	15 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.839 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, 16 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		0.00275		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									83						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,749,500	1,900	1.839	920,100	2,671,500	3443	0				
							GIS Ref				
							GIS Ref				
Total Card					1,749,500	1,900	1.839	920,100	2,671,500	Entered Lot Size	
Total Parcel					1,749,500	1,900	1.839	920,100	2,671,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			249.43	/Parcel:	249.43	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	1,722,300	1900	1.839	895,300	2,619,500	2,619,500	Create Final value 2019	6/4/2019
2018	101	FV	1,722,300	1900	1.839	895,300	2,619,500	2,619,500	Year End Roll	9/28/2017
2017	101	FV	1,557,400	1900	1.839	895,300	2,454,600	2,454,600	Year End Roll	9/29/2016
2016	101	FV	1,520,300	1900	1.839	868,900	2,391,100	2,391,100	Year End Roll	1/14/2016
2015	101	FV	1,505,600	1900	1.839	804,900	2,312,400	2,312,400	Year End	10/2/2014
2014	101	FV	1,476,200	1900	1.839	792,100	2,270,200	2,270,200	Year End Roll	1/23/2014
2013	101	FV	1,446,800	1900	1.839	768,100	2,216,800	2,216,800	Year End Roll	10/25/2012
2012	101	FV	1,564,400	1900	1.839	960,100	2,526,400	2,526,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAN FRANCIS C K	33908-164		10/26/2001		2235000	No	No			
GAN FRANCIS C K	29565-221		12/22/1998	CONVENIENC		1	No	No		
STRATFORD REALT	28832-519		6/30/1998	CHANGE IN US	560000	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
5/30/2019	R-19-0068	RENOVATI	50,000	C				Replace decking &
7/2/2009	4222	GARAGE	250,000	C	6/21/2011			2 Story garage add
8/30/2006	3509	MANUAL	11,000	C				reno deck w/trex-r
1/18/2002	2421	MANUAL	23,000	C	7/6/2002			deck for hot tub,
4/5/2000	1915	FINISH B	280,000	C	5/19/2001			
9/28/1998	1535	NEW HOME	658,000	C	5/31/2000			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2011	PERMIT VISIT	618	G BOURGAULT
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
10/15/2009	MEAS/EXT INS	25	D ERSKINE
5/7/2004	MEAS+INSPCTD	600	
7/6/2002	ENTRY DENIED	613	
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
7/1/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

