



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		OXBOW RD, LINCOLN

OWNERSHIP

Owner 1:	MALKOV DENIS
Owner 2:	MALKOV HEATHER SHAPIRO
Owner 3:	
Street 1:	59 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5014 Type:

PREVIOUS OWNER

Owner 1:	AHMED - SHIHAB U
Owner 2:	AHMED - MARLENE MAJOR
Street 1:	59 OXBOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5014

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1780, having primarily WOOD SHING Exterior and 3044 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,855						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	452,900	1,200	800,300	1,254,400
Total Card 1.890 452,900 1,200 800,300 1,254,400					
Total Parcel 1.890 773,000 1,200 800,300 1,574,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		412.09	/Parcel: 346.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	417,800	1200	1.89	777,100	1,196,100		Year End Roll	12/2/2024
2024	101	FV	410,100	1200	1.89	761,600	1,172,900		Year end	11/9/2023
2023	101	FV	343,400	1200	1.89	701,600	1,046,200	1,046,200	Year end	11/3/2022
2022	101	FV	299,100	1600	1.89	634,400	935,100	935,100	Year End Roll	10/19/2021
2021	101	FV	327,800	1600	1.89	561,600	891,000	891,000	Year End Roll	10/15/2020
2020	101	FV	333,300	1600	1.89	561,600	896,500	896,500	Year End Roll	9/26/2019
2019	101	FV	322,500	1600	1.89	544,000	868,100	868,100	Create Final va	6/4/2019
2018	101	FV	322,500	1600	1.89	544,000	868,100	868,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHMED,SHIHAB U	81378-356		3/30/2023		1,228,000	No	No		
KAPKA JERZY,	30138-435		5/5/1999		422,500	No	No		
REED PATRICIA R	30019-397		9/7/1993	CONVENIENC		1	No	No	
FILBIN ROBERT	11733-550		9/19/1969		56,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2025	E-25-2025		32,000					Wire ADU & 200 amp
10/16/2024	R-24-0195	APARTMEN	395,010	O				Construct 1,200 sf
9/13/2018	7196	ROOF	11,000	C				Strip & re-roof dw
5/14/2009	4181	RENOVATI	155,000	C	7/19/2010			remove apt;add fam
12/14/2007	3841	MANUAL	8,900	C				repair & rebuild f
5/9/2005	3171	RENOVATI	30,000	C				kitchen
6/29/2000	2015	ROOF		C	6/8/2001			
5/9/2000	1953	SHED		C	6/8/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	
6/8/2001	MEAS/EXT INS	613	
4/18/1996	MEAS/EXT INS	606	
1/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

