



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		ACORN LN, LINCOLN

**OWNERSHIP**

Owner 1:	OATS ILONA
Owner 2:	
Owner 3:	
Street 1:	6 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	OATS - ILONA
Owner 2:	YAROV - ALEXEI V
Street 1:	6 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	869,000		1.850	560,400	1,429,400
Total Card		869,000	1.850	560,400	1,429,400
Total Parcel		869,000	1.850	560,400	1,429,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 321.68		/Parcel: 321.68	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	895,800	0	1.85	560,400	1,456,200	1,456,200	Year End Roll	9/26/2019
2019	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Create Final value 2019	6/4/2019
2018	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Year End Roll	9/28/2017
2017	101	FV	814,300	0	1.85	512,400	1,326,700	1,326,700	Year End Roll	9/29/2016
2016	101	FV	787,800	0	1.85	497,200	1,285,000	1,285,000	Year End Roll	1/14/2016
2015	101	FV	743,200	0	1.85	460,400	1,203,600	1,203,600	Year End	10/2/2014
2014	101	FV	268,800	0	1.85	412,400	681,200	681,200	Year End Roll	1/23/2014
2013	101	FV	137,300	600	1.85	400,400	538,300	538,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OATS,ILONA	72247-559		2/20/2019	FAMILY	10	No	No			
Mixon,Scott I	60756-280		12/17/2012	DIVORCE/ESTA	612500	No	No			
	8780-74		7/19/1956		6500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2014	5768	DEMOLITI	350	C				Demolish shed
1/31/2013	5315	RENOVATI	300,000	C	5/30/2014			add 2nd story, ren
1/3/2013	5290	RENOVATI	3,000	C				remove drywall, ex

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/2/2014	MEAS+INSPCTD	618	G BOURGAULT
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

