

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		OAK MEADOW, LINCOLN

OWNERSHIP

Owner 1:	AMRITE ANIRUDDHA C
Owner 2:	BADRI PRAJAKTA S
Owner 3:	
Street 1:	18 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	HELMUS - ANN A
Owner 2:	HELMUS - TODD A
Street 1:	18 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This parcel contains 2.67 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily CLAPBOARD Exterior and 4798 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 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		32234		SQUARE FE	PRIME SITE		0	9.98	2.04	R3									655,390						655,400	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									13,510						13,500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.930			13,500	13,500
101	0.740	1,028,000		655,400	1,683,400
Total Card		2.670	1,028,000	668,900	1,696,900
Total Parcel		2.670	1,028,000	668,900	1,696,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.65		/Parcel: 353.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	880,000	0	2.67	649,800	1,529,800		Year End Roll	12/2/2024
2024	101	FV	869,900	0	2.67	635,500	1,505,400		Year end	11/9/2023
2023	101	FV	748,700	0	2.67	586,200	1,334,900	1,334,900	Year end	11/3/2022
2022	101	FV	625,800	0	2.67	531,100	1,156,900	1,156,900	Year End Roll	10/19/2021
2021	101	FV	556,400	0	2.67	471,300	1,027,700	1,027,700	Year End Roll	10/15/2020
2020	101	FV	546,800	0	2.67	471,300	1,018,100	1,018,100	Year End Roll	9/26/2019
2019	101	FV	530,400	0	2.67	456,800	987,200	987,200	Create Final va	6/4/2019
2018	101	FV	530,400	0	2.67	456,800	987,200	987,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HELMUS,ANN A	69708-58		8/1/2017		1,000,000	No	No		
HOWARD JOHN D,	48674-25		12/15/2006		918,500	No	No		
SHAW LINDA S,	33344-87		7/30/2001		918,000	No	No		
SCHULTE ROBERT	23224-441		5/25/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2023	R-23-0143	SOLAR PA	19,740	C				Install interconne
8/24/2017	6829	WINDOWS	9,000	C				Replace patio door
6/18/2010	4489	RENOVATI	35,000	C	7/7/2011			reno of existing k
9/9/2003	2771	WDK	6,800	C	5/22/2004			replace old deck
8/28/2001	2326	MANUAL	40,000	C	6/22/2002			4 rooms in basemen

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
7/11/2011	PERMIT VISIT	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS+INSPCTD	615	
6/22/2002	MEAS/EXT INS	613	
4/7/2001	M&L EXTERIOR	610	
2/9/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34 2 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:55:40

LAST REV

Date	Time
01/03/25	10:45:02

apro	1167
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1167
