

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALLETT CHRISTOPHER ROBERT
Owner 2:	SLABY CARA AREZZO
Owner 3:	
Street 1:	13 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEATIE - DEBRA
Owner 2:	-
Street 1:	13 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.65 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1982, having primarily CLAPBOARD Exterior and 3566 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		31363		SQUARE FE	PRIME SITE		0	9.98	2.09	R3									652,780						652,800	
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	0.720	809,900		652,800	1,462,700
Total Card		2.650	809,900	666,300	1,476,200
Total Parcel		2.650	809,900	666,300	1,476,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 413.97		/Parcel: 413.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	747,200	0	2.65	647,300	1,394,500		Year End Roll	12/2/2024
2024	101	FV	738,900	0	2.65	633,000	1,371,900		Year end	11/9/2023
2023	101	FV	639,500	0	2.65	583,900	1,223,400	1,223,400	Year end	11/3/2022
2022	101	FV	538,100	0	2.65	529,000	1,067,100	1,067,100	Year End Roll	10/19/2021
2021	101	FV	489,700	0	2.65	469,500	959,200	959,200	Year End Roll	10/15/2020
2020	101	FV	481,600	0	2.65	469,500	951,100	951,100	Year End Roll	9/26/2019
2019	101	FV	456,600	0	2.65	455,100	911,700	911,700	Create Final va	6/4/2019
2018	101	FV	456,600	0	2.65	455,100	911,700	911,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEATIE,DEBRA	82142-432		10/27/2023		1,400,000	No	No		
HIERONYMUS RAME	53310-558		7/31/2009		760,000	No	No		
HIERONYMUS, WIL	25270-510		4/6/1995	CONVENIENC		No	No		
WESTON BUILDING	14655-66		7/1/1982		265,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	R-21-0261	MANUAL	2,000	C				Weatherization & a
6/8/2020	R-20-0088	WDK	28,000	C	7/6/2020			Remove & replace a
6/3/2013	5433	RENOVATI	5,000	C	5/20/2014			remove 2 small wal
5/23/2013	5423	MANUAL		C				install a wood sto
2/8/2011	4645	RENOVATI	20,000	C	7/7/2011			reno master bth
1/5/2009	4111	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	PERMIT VISIT	25	D ERSKINE
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L EXTERIOR	615	
2/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	34 2 6
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:	

