

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STROCK TR DEBORAH E
Owner 2:	STROCK TR BRUCE P
Owner 3:	DEBORAH STROCK FAMILY TRUST
Street 1:	26 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	STROCK - DEBORAH E
Owner 2:	-
Street 1:	26 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1985, having primarily CLAPBOARD Exterior and 4050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 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		24829		SQUARE FE	PRIME SITE		0	9.98	2.56	R3									633,219						633,200	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									13,510						13,500	Cons Restr

Total AC/HA:	2.50000	Total SF/SM:	108900	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	646,729	SpI Credit	Total:	646,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.930			13,500	13,500
101	0.570	968,400		633,200	1,601,600
Total Card	2.500	968,400		646,700	1,615,100
Total Parcel	2.500	968,400		646,700	1,615,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	398.83	/Parcel:	398.83

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	892,400	0	2.5	628,300	1,520,700		Year End Roll	12/2/2024
2024	101	FV	882,600	0	2.5	614,400	1,497,000		Year end	11/9/2023
2023	101	FV	764,900	0	2.5	566,800	1,331,700	1,331,700	Year end	11/3/2022
2022	101	FV	652,400	0	2.5	513,500	1,165,900	1,165,900	Year End Roll	10/19/2021
2021	101	FV	582,900	0	2.5	455,700	1,038,600	1,038,600	Year End Roll	10/15/2020
2020	101	FV	573,500	0	2.5	455,700	1,029,200	1,029,200	Year End Roll	9/26/2019
2019	101	FV	556,600	0	2.5	441,800	998,400	998,400	Create Final va	6/4/2019
2018	101	FV	556,600	0	2.5	441,800	998,400	998,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STROCK,DEBORAH	82575-308		3/18/2024	CONVENIENC	10	No	No		
STROCK TR,BRUCE	82575-300		3/18/2024	CONVENIENC	10	No	No		
STROCK TR,BRUCE	82575-296		3/18/2024	CONVENIENC	10	No	No		
BACH REALTY	16700-28		1/9/1986		427,320	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2012	5045	WDK	46,000	C	6/24/2013			replace deck & rai
11/17/2008	4098	RENOVATI	20,000	C	6/1/2009			master bath remode
6/27/2003	2724	RENOVATI	61,000	C	5/22/2004			interior

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS+INSPCTD	615	
8/11/2001	M&L COMPLETE	615	
1/25/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	34 3 5
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 15:56:37
 LAST REV
 Date Time
 01/03/25 11:15:31
 apro
 1175

Legal Description
 Cluster Subdivision 1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1, 35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21

Parcel ID 133 26 0

Entered Lot Size
 Total Land:
 Land Unit Type:

User Acct
 GIS Ref
 GIS Ref
 Insp Date
 12/19/24

