

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATHUR ARJUN
Owner 2:	MATHUR ANUPAM
Owner 3:	MATHER FAMILY IRREV TRUST
Street 1:	19 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	MATHUR - ARJUN
Owner 2:	MATHUR - ANUPAM
Street 1:	19 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

NARRATIVE DESCRIPTION

This parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 3941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		27442		SQUARE FE	PRIME SITE		0	9.98	2.34	R3									641,042						641,000	
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	0.630	967,100		641,000	1,608,100
Total Card		2.560	967,100	654,500	1,621,600
Total Parcel		2.560	967,100	654,500	1,621,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 411.43		/Parcel: 411.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	890,800	0	2.56	635,900	1,526,700		Year End Roll	12/2/2024
2024	101	FV	881,100	0	2.56	621,800	1,502,900		Year end	11/9/2023
2023	101	FV	765,300	0	2.56	573,600	1,338,900	1,338,900	Year end	11/3/2022
2022	101	FV	646,900	0	2.56	519,700	1,166,600	1,166,600	Year End Roll	10/19/2021
2021	101	FV	599,500	0	2.56	461,200	1,060,700	1,060,700	Year End Roll	10/15/2020
2020	101	FV	590,100	0	2.56	461,200	1,051,300	1,051,300	Year End Roll	9/26/2019
2019	101	FV	559,700	0	2.56	447,100	1,006,800	1,006,800	Create Final va	6/4/2019
2018	101	FV	559,700	0	2.56	447,100	1,006,800	1,006,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHUR,ARJUN	80615-316		8/23/2022	CONVENIENC	99	No	No		
VALLEAU,ROBERT	79558-138		1/19/2022		1,520,000	No	No		
BUZANIS - ANANI	47057-174		3/3/2006		1,037,500	No	No		
CROSBY, GREGORY	26524-2		7/25/1996		575,000	No	No		
H.W.GUTHEIL COR	17098-370		6/13/1986		395,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2024	E-24-237			O				
11/1/2023	R-23-0270	RENOVATI	259,650	O				Renovate kitchen,
1/12/2022	R-22-0009	RENO-ADD	2,500	O	1/12/2022			Finish enclosure o
9/1/2020	R-20-0146	MANUAL	10,692	C	12/30/2021			Weatherization, in
9/8/2009	4263	SCREENPR	4,500	C				construct screen e
7/20/2005	3234	RENOVATI	12,000	C				bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2011	PERMIT VISIT	25	D ERSKINE
1/6/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2006	MEAS/EXT INS	50	
8/11/2001	M&L EXTERIOR	615	
5/1/1997	MEAS/EXT INS	600	
1/31/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	34 3 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:	

PRINT

Date	Time
09/26/25	15:56:45

LAST REV

Date	Time
07/09/25	13:05:39

apro 1176

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