Total Card / Total Parcel

	APPRAISED:	1,542,600 /	1,542,600
	USE VALUE:	1,542,600 /	1,542,600
	ASSESSED:	1,542,600 /	1,542,600

PROPERTY LOCATION

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

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	888,100		641,000	1,529,100
Total Card	2.560	888,100		654,500	1,542,600
Total Parcel	2.560	888,100		654,500	1,542,600

Source: Market Adj Cost   Total Value per SQ unit /Card: 409.35   /Parcel: 409.35

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

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref

GIS Ref

Insp Date
12/08/16

OWNERSHIP

Unit #:

Owner 1:	PEARSON SAMUEL J
Owner 2:	BUTTON JULIE E
Owner 3:	
Street 1:	20 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-2214	Type:	

PREVIOUS OWNER

Owner 1:	TIERNEY - JOHN L
Owner 2:	TIERNEY - JANE L
Street 1:	20 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-2214

PREVIOUS ASSESSMENT

Parcel ID: 128 13 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	819,800	0	2.56	635,900	1,455,700		Year End Roll	12/2/2024
2024	101	FV	800,700	0	2.56	621,800	1,422,500		Year end	11/9/2023
2023	101	FV	696,900	0	2.56	573,600	1,270,500	1,270,500	Year end	11/3/2022
2022	101	FV	590,700	0	2.56	519,700	1,110,400	1,110,400	Year End Roll	10/19/2021
2021	101	FV	548,200	0	2.56	461,200	1,009,400	1,009,400	Year End Roll	10/15/2020
2020	101	FV	539,700	0	2.56	461,200	1,000,900	1,000,900	Year End Roll	9/26/2019
2019	101	FV	512,100	0	2.56	447,100	959,200	959,200	Create Final va	6/4/2019
2018	101	FV	512,100	0	2.56	447,100	959,200	959,200	Year End Roll	9/28/2017

!1177!

PRINT

Date	Time
09/26/25	15:56:53

LAST REV

Date	Time
04/29/24	15:28:35
apro	

PAT ACCT. 1177

USER DEFINED

Prior Id # 1:	34 3 7
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:	

NARRATIVE DESCRIPTION

This parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1985, having primarily CLAPBOARD Exterior and 3768 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIERNEY,JOHN L	67249-539		5/13/2016		995,000	No	No		
ELEANOR JEWETT	21388-271		8/30/1991		510,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2022	R-22-0116	RENOVATI	47,000	O	6/22/2022			Renovate existing
9/8/2020	R-20-0151	RENO-ADD	100,882	C	4/28/2021			Add a new bathroom
7/2/2019	R-19-0088	ROOF	13,900	C				Strip & re-roof sh
9/6/2018	7193	BATH	67,021	C	3/18/2019			Renovate existing
6/27/2005	3213	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
12/8/2016	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	
1/25/1996	MEAS+INSPCTD	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

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 Influ	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

Total AC/HA:	2.55998	Total SF/SM:	111513	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	654,552	Spl Credit		Total:	654,500

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1985 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal	0 % Sprinkled 0

BATH FEATURES

		Rating:	
Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

		Rating:	
Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.5	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.97288263
Const Adj.:	1.00999999
Adj $ / SQ:	164.096
Other Features:	86373
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1089718
Depreciation:	201598
Depreciated Total:	888120

COMMENTS

12/16 EST CATHEDRAL.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4			Baths: 3			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 862286.2403

Juris. Factor:		Before Depr:	262.55
Special Features:	0	Val/Su Net:	157.35
Final Total:	888100	Val/Su SzAd	329.90

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,988	164.100	326,223
BMT	BASEMENT	1,656	67.690	112,094
GAR	GARAGE	840	38.520	32,357
HST	HALF STORY	704	164.100	115,524
WDK	WOOD DECK	424	18.840	7,990
OFP	OPEN PORCH	32	16.050	514

Net Sketched Area:	5,644	Total:	594,702
Size Ad	2692	Gross Area	6348 FinArea 3768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 128 13 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: