

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5 | | OAK MEADOW, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CHIRITA DIANA M |
| Owner 2: | VOGEL JEAN MARIE |
| Owner 3: | |
| Street 1: | 5 OAK MEADOW |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | CHASE IRVING H TR - |
| Owner 2: | CHASE REBECCA B TR - |
| Street 1: | 5 OAK MEADOW |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2204 |

NARRATIVE DESCRIPTION

This parcel contains 3.06 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 3696 Square Feet, with 1 Unit, 4 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 | | 49222 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.44 | R3 | | | | | | | | | 706,249 | | | | | | 706,200 | |
| 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 | 1.130 | 878,800 | | 706,200 | 1,585,000 |
| Total Card | | 3.060 | 878,800 | 719,700 | 1,598,500 |
| Total Parcel | | 3.060 | 878,800 | 719,700 | 1,598,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 432.47 | | /Parcel: 432.47 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 810,200 | 0 | 3.06 | 699,200 | 1,509,400 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 801,400 | 0 | 3.06 | 683,900 | 1,485,300 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 696,700 | 0 | 3.06 | 630,800 | 1,327,500 | 1,327,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 589,400 | 0 | 3.06 | 571,400 | 1,160,800 | 1,160,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 546,500 | 0 | 3.06 | 507,000 | 1,053,500 | 1,053,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 528,000 | 0 | 3.06 | 507,000 | 1,035,000 | 1,035,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 500,800 | 0 | 3.06 | 491,400 | 992,200 | 992,200 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 500,800 | 0 | 3.06 | 491,400 | 992,200 | 992,200 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CHASE IRVING H | 32446-159 | | 3/2/2001 | | 935,000 | No | No | | |
| WATERFALL REALT | 21589-217 | | 12/6/1991 | | 660,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 11/16/2022 | R-22-0280 | KITCHEN | 20,500 | O | | | | Remodel kitchen |
| 10/1/2018 | 7209 | BATH | 30,000 | C | | | | Renovate 2 existin |
| 5/11/2018 | 7066 | SOLAR PA | 14,400 | C | | | | Install solar pane |
| 5/1/2018 | 7054 | MANUAL | 9,508 | C | | | | Install solar hot |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/5/2017 | MEAS/EXT INS | 4 | JG |
| 7/15/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 8/11/2001 | M&L COMPLETE | 615 | |
| 2/1/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 35 5 13

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:

