

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WAKEMAN JOHN T
Owner 2:	WAKEMAN MARY S
Owner 3:	
Street 1:	11 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	HURRIE - MARK
Owner 2:	SINGH-HURRIE - PARUL
Street 1:	11 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 CAPE Building built about 1982, having primarily CLAPBOARD Exterior and 3306 Square Feet, with 1 Unit, 3 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	787,500		641,000	1,428,500
Total Card		2.560	787,500	654,500	1,442,000
Total Parcel		2.560	787,500	654,500	1,442,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 436.18		/Parcel: 436.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	738,200	0	2.56	635,900	1,374,100		Year End Roll	12/2/2024
2024	101	FV	715,000	0	2.56	621,800	1,336,800		Year end	11/9/2023
2023	101	FV	623,900	0	2.56	573,600	1,197,500	1,197,500	Year end	11/3/2022
2022	101	FV	524,100	0	2.56	519,700	1,043,800	1,043,800	Year End Roll	10/19/2021
2021	101	FV	491,600	0	2.56	461,200	952,800	952,800	Year End Roll	10/15/2020
2020	101	FV	438,700	0	2.56	461,200	899,900	899,900	Year End Roll	9/26/2019
2019	101	FV	407,900	0	2.56	447,100	855,000	855,000	Create Final va	6/4/2019
2018	101	FV	407,900	0	2.56	447,100	855,000	855,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURRIE, MARK	81064-309		12/15/2022		1,475,000	No	No		
DUNN TR, LOUISE	73604-511		11/6/2019		985,000	No	No		
DUNN LOUISE L,	58030-487		12/7/2011	FAMILY		1	No	No	
GRAY, GEORGE E.	25412-288		6/15/1995		532,000	No	No		
RICHARD KAYLOR	18823-485		1/19/1988		532,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2025	R-25-115	ROOF	44,920					
10/24/2023	R-23-0265	MANUAL	26,496	O				Soundproofing 2 wa
9/27/2023	R-23-0235	RENO-ADD	57,000	O				Mudroom over exist
7/25/2023	R-23-0172	KITCHEN	56,600	O				Kitchen renovation
4/18/2023	R-23-0095	WEATHERI	7,000	C				Weatherization & a
1/30/2017	6667	RENOVATI	20,000	C				Remodel an existin

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2024	PERMIT VISIT	605	BOA
1/10/2019	PERMIT VISIT	622	K Cuoco
12/3/2018	PERMIT VISIT	622	K Cuoco
12/8/2016	MEAS/EXT INS	4	JG
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L EXTERIOR	615	
5/23/1996	MEAS+INSPCTD	606	
1/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	35 5 19
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:	

