

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RHEAULT TR SUSANNE
Owner 2:	KELLOG TR MORRIS
Owner 3:	THE GILBERT A WILLIAMS TRUST
Street 1:	1 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RHEAULT SUSANNE -
Owner 2:	WILLIAMS GILBERT A -
Street 1:	1 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.59 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1980, having primarily CLAPBOARD Exterior and 3862 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 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		28749		SQUARE FE	PRIME SITE		0	9.98	2.25	R3									644,953						645,000	
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	0.660	1,000,200		645,000	1,645,200
Total Card		2.590	1,000,200	658,500	1,658,700
Total Parcel		2.590	1,000,200	658,500	1,658,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 429.51		/Parcel: 429.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	969,500	0	2.59	639,700	1,609,200		Year End Roll	12/2/2024
2024	101	FV	958,800	0	2.59	625,500	1,584,300		Year end	11/9/2023
2023	101	FV	831,100	0	2.59	577,100	1,408,200	1,408,200	Year end	11/3/2022
2022	101	FV	702,900	0	2.59	522,800	1,225,700	1,225,700	Year End Roll	10/19/2021
2021	101	FV	650,200	0	2.59	464,000	1,114,200	1,114,200	Year End Roll	10/15/2020
2020	101	FV	639,700	0	2.59	464,000	1,103,700	1,103,700	Year End Roll	9/26/2019
2019	101	FV	606,700	0	2.59	449,800	1,056,500	1,056,500	Create Final va	6/4/2019
2018	101	FV	606,700	0	2.59	449,800	1,056,500	1,056,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RHEAULT SUSANNE	52050-445		1/6/2009	FAMILY		1	No	No	
JULIAN EDWARD A	41355-311		11/4/2003		982,446	No	No		
ROTH LISA F,	29730-372		1/29/1999		620,000	No	No		
DAVID A. ROTH	21224-101		6/17/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2023	R-23-0014	WINDOWS	9,836	C				Replace 1 window
7/26/2021	R-21-0174	WINDOWS	18,509	C				Replace one window
10/26/2004	3076	WDK	12,000	C	5/13/2005			2 level deck off r
12/30/2003	2840	MANUAL	24,950	C	6/12/2004			relo windows, slid
6/29/2001	2287	RENOVATI	41,000	C	6/22/2002			kitchen, dining ro
9/15/1997	1273	RENOVATI	25,000	C	3/25/1998			1273- RM BATH 3/25

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
1/6/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	
6/12/2004	MEAS/EXT INS	615	
6/22/2002	MEAS/EXT INS	613	
3/1/2000	MEAS+INSPCTD	600	
3/25/1998	MEAS/EXT INS	602	
1/24/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	35 5 8
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:	

