



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
59		OXBOW RD, LINCOLN

**OWNERSHIP**

Owner 1:	AHMED SHIHAB U
Owner 2:	AHMED MARLENE MAJOR
Owner 3:	
Street 1:	59 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5014 Type:

**PREVIOUS OWNER**

Owner 1:	KAPKA JERZY -
Owner 2:	-
Street 1:	59 OXBOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5014

**NARRATIVE DESCRIPTION**

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,590						1,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	322,500	1,600	1.890	544,000	868,100	3492	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 285.18						/Parcel: 285.18	07/19/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	322,500	1600	1.89	544,000	868,100	868,100	Year End Roll	9/28/2017
2017	101	FV	319,800	1600	1.89	513,600	835,000	835,000	Year End Roll	9/29/2016
2016	101	FV	317,000	1600	1.89	498,400	817,000	817,000	Year End Roll	1/14/2016
2015	101	FV	298,000	1600	1.89	461,600	761,200	761,200	Year End	10/2/2014
2014	101	FV	284,500	1600	1.89	413,600	699,700	699,700	Year End Roll	1/23/2014
2013	101	FV	276,300	1600	1.89	401,600	679,500	679,500	Year End Roll	10/25/2012
2012	101	FV	276,300	1600	1.89	433,600	711,500	711,500	Year End	1/26/2012
2011	101	FV	289,900	1600	1.89	448,300	739,800	739,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAPKA JERZY,	30138-435		5/5/1999		422500	No	No			
REED PATRICIA R	30019-397		9/7/1993	CONVENIENC	1	No	No			
FILBIN ROBERT	11733-550		9/19/1969		56000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2009	4181	RENOVATI	155,000	C	7/19/2010			remove apt;add fam
12/14/2007	3841	MANUAL	8,900	C				repair & rebuild f
5/9/2005	3171	RENOVATI	30,000	C				kitchen
6/29/2000	2015	ROOF		C	6/8/2001			
5/9/2000	1953	SHED		C	6/8/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	J NOONE
6/8/2001	MEAS/EXT INS	613	M COLE
4/18/1996	MEAS/EXT INS	606	J SMITH
1/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

