

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OAKDALE LN, LINCOLN

OWNERSHIP

Owner 1:	LEWIS WILLIAM D
Owner 2:	
Owner 3:	
Street 1:	7 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEWIS WM DAVID -
Owner 2:	LEWIS KAREN -
Street 1:	7 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1710

NARRATIVE DESCRIPTION

This Parcel contains 3.88 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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 Infru	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		2.04345		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									12,261						12,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	448,100		3.880	554,700	1,002,800
Total Card		448,100	3.880	554,700	1,002,800
Total Parcel		448,100	3.880	554,700	1,002,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 297.98		/Parcel: 297.98	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	448,100	0	3.88	554,700	1,002,800	1,002,800	Year End Roll	9/28/2017
2017	101	FV	436,500	0	3.88	524,300	960,800	960,800	Year End Roll	9/29/2016
2016	101	FV	422,500	0	3.88	509,100	931,600	931,600	Year End Roll	1/14/2016
2015	101	FV	418,700	0	3.88	472,300	891,000	891,000	Year End	10/2/2014
2014	101	FV	392,000	0	3.88	424,300	816,300	816,300	Year End Roll	1/23/2014
2013	101	FV	384,300	0	3.52	410,100	794,400	794,400	Year End Roll	10/25/2012
2012	101	FV	398,500	0	3.52	450,100	848,600	848,600	Year End	1/26/2012
2011	101	FV	406,400	0	3.52	457,300	863,700	863,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEWIS WM DAVID,	48705-9		12/21/2006	DIVORCE/ESTA		1	Yes	No		
LEWIS, WILLIAM	23853-151		11/2/1993	CONVENIENC		0	Yes	No		
BUILDING SOLUTI	23366-101		6/29/1993	CHANGE IN US	150000	No	No			2ND SALE
DOMENICHELLA DO	23191-212		5/17/1993	SUBSEQUENT S	110000	Yes	No			PROPERTY SOLD AGAIN

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2004	3062	FINISH B	31,260	C	4/30/2005			
8/24/1993	326	NEW HOME	300,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS/EXT INS	615	D VELUTTI
2/1/1996	ENTRY DENIED	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
12/7/1993	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	21 2 0
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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 8 - BRICK VEN, 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

LOT 10

RESIDENTIAL GRID

Table with residential grid details: 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: 8 BRs: 4 Baths: 3 HB.

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1993, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

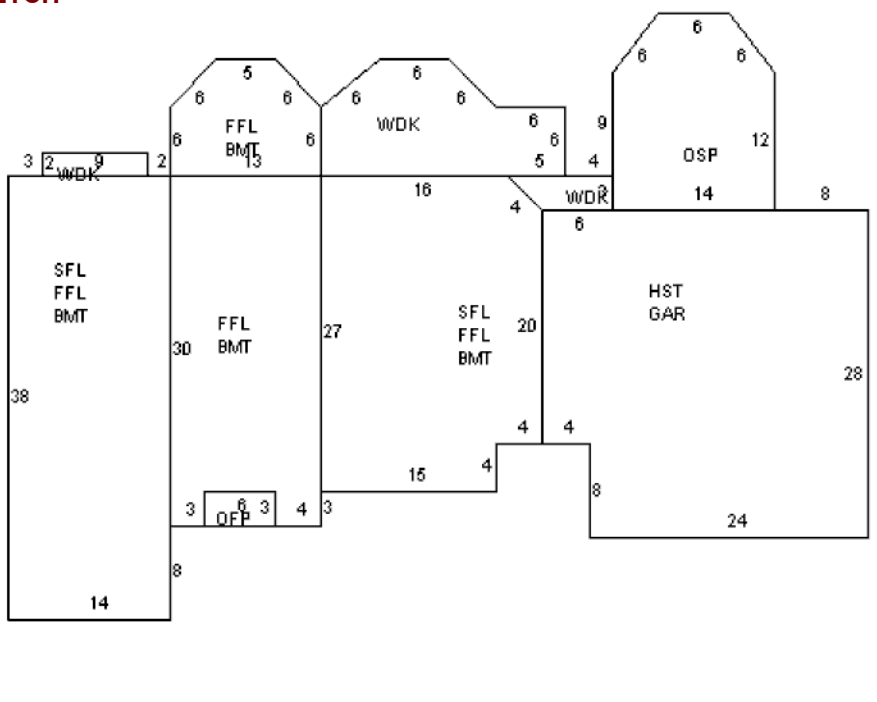
REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 8 4 1, Totals 1 8 4.

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: , Bsmnt Flr: , 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: NO, % Com Wal: 0 % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 15.%, Functional: , Economic: , Special: , Override: , Total: 15.6%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 88.00, Size Adj.: 0.95604396, Const Adj.: 1.01250005, Adj \$ / SQ: 85.184, Other Features: 56178, Grade Factor: 1.37, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 530931, Depreciation: 82825, Depreciated Total: 448106.

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 979804.8732, Juris. Factor: , Val/Su Fin: 133.16, Special Features: 0, Val/Su Net: 79.73, Final Total: 448100, Val/Su SzAd: 153.88.

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 1,511 30.880 46,658, FFL 1ST FLOOR 1,511 85.180 128,712, SFL 2ND FLOOR 1,025 85.180 87,313, GAR GARAGE 752 36.000 27,072, HST HALF STORY 376 85.180 32,029, OSP SCR N PORCH 218 22.500 4,905, WDK WOOD DECK 209 21.070 4,403, OFP OPEN PORCH 18 15.000 270, Net Sketched Area: 5,620 Total: 331,362, Size Ad 2912 Gross Area 5996 FinArea 3365.

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 30 A.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items columns: 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.

PARCEL ID

117 14 0

IMAGE

AssessPro Patriot Properties, Inc

