



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEATTIE DEBRA
Owner 2:	
Owner 3:	
Street 1:	13 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HIERONYMUS RAMELLE M -
Owner 2:	-
Street 1:	C/O MARCIA MYERS
Twn/City:	CINCINNATI
St/Prov:	OH Cntry
Postal:	45243

NARRATIVE DESCRIPTION

This Parcel contains 2.65 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		31363		SQUARE FE	PRIME SITE		0	6.78	2.086	R3									443,472						443,500	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,580						11,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	456,600		0.720	443,500	900,100	Cluster Subdivision 1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1, 35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21
132			1.930	11,600	11,600	
Total Card	456,600		2.650	455,100	911,700	
Total Parcel	456,600		2.650	455,100	911,700	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		255.66	/Parcel:	255.66
		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	456,600	0	2.65	455,100	911,700	911,700	Year End Roll	9/28/2017
2017	101	FV	448,800	0	2.65	430,200	879,000	879,000	Year End Roll	9/29/2016
2016	101	FV	436,200	0	2.65	417,800	854,000	854,000	Year End Roll	1/14/2016
2015	101	FV	424,800	0	2.65	387,700	812,500	812,500	Year End	10/2/2014
2014	101	FV	369,400	0	2.65	348,500	717,900	717,900	Year End Roll	1/23/2014
2013	101	FV	362,000	0	2.65	338,600	700,600	700,600	Year End Roll	10/25/2012
2012	101	FV	362,000	0	2.65	351,700	713,700	713,700	Year End	1/26/2012
2011	101	FV	375,500	0	2.65	354,300	729,800	729,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HIERONYMUS RAME	53310-558		7/31/2009		760000	No	No			
HIERONYMUS, WIL	25270-510		4/6/1995	CONVENIENC	0	No	No			
WESTON BUILDING	14655-66		7/11/1982		265000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/2013	5433	RENOVATI	5,000	C	5/20/2014			remove 2 small wal
5/23/2013	5423	MANUAL		C				install a wood sto
2/8/2011	4645	RENOVATI	20,000	C	7/7/2011			reno master bth
1/5/2009	4111	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	PERMIT VISIT	25	D ERSKINE
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L EXTERIOR	615	D VELUTTI
2/1/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

