



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STROCK TR BRUCE P
Owner 2:	STROCK TR DEBORAH E
Owner 3:	
Street 1:	26 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 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:						
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		24829		SQUARE FE	PRIME SITE		0	6.78	2.555	R3									430,182						430,200	
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	556,600		0.570	430,200	986,800	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	556,600		2.500	441,800	998,400	Entered Lot Size	
Total Parcel	556,600		2.500	441,800	998,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		246.55	/Parcel:	246.55	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	556,600	0	2.5	441,800	998,400	998,400	Year End Roll	9/28/2017
2017	101	FV	547,400	0	2.5	417,700	965,100	965,100	Year End Roll	9/29/2016
2016	101	FV	534,800	0	2.5	405,600	940,400	940,400	Year End Roll	1/14/2016
2015	101	FV	521,200	0	2.5	376,400	897,600	897,600	Year End	10/2/2014
2014	101	FV	485,000	0	2.5	338,400	823,400	823,400	Year End Roll	1/23/2014
2013	101	FV	475,900	0	2.5	328,800	804,700	804,700	Year End Roll	10/25/2012
2012	101	FV	475,900	0	2.5	341,500	817,400	817,400	Year End	1/26/2012
2011	101	FV	485,000	0	2.5	344,100	829,100	829,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BACH REALTY	16700-28		1/9/1986		427320	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2012	5045	WDK	46,000	C	6/24/2013			replace deck & rai
11/17/2008	4098	RENOVATI	20,000	C	6/1/2009			master bath remode
6/27/2003	2724	RENOVATI	61,000	C	5/22/2004			interior

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
8/11/2001	M&L COMPLETE	615	D VELUTTI
1/25/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
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

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

BATH FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

OTHER FEATURES

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CONDO INFORMATION

Phys Cond:	GD - Good	13.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13.6%

DEPRECIATION

Basic \$ / SQ:	91.00
Size Adj.:	0.92837238
Const Adj.:	1.01999998
Adj \$ / SQ:	86.172
Other Features:	89417
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	644189
Depreciation:	87610
Depreciated Total:	556579

CALC SUMMARY

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	915737.2815
Juris. Factor:		Val/Su Fin:	137.43	
Special Features:	0	Val/Su Net:	84.83	
Final Total:	556600	Val/Su SzAd:	165.47	

COMMENTS

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	RM	7	BR	3	Bath	2	HB	2				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 7 BRS 3 FL 3

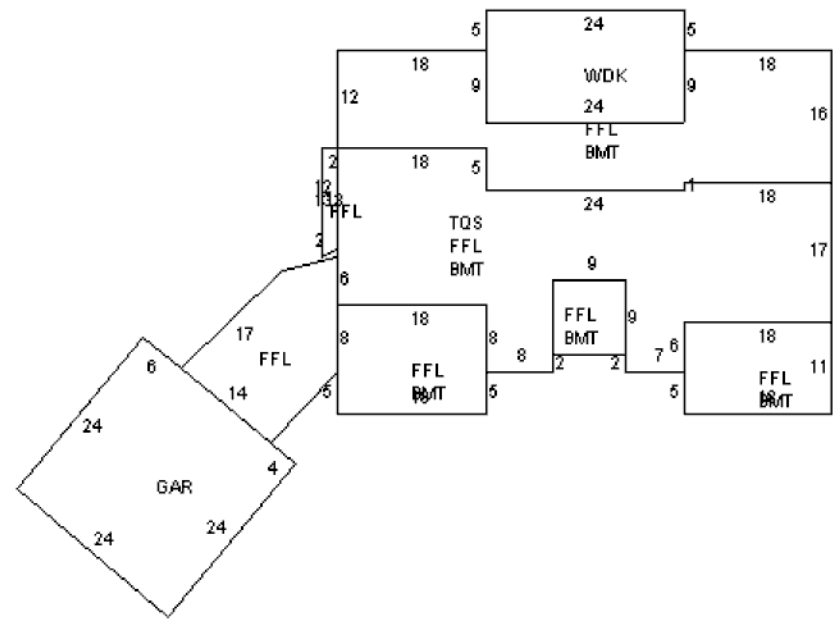
REMODELING

RES BREAKDOWN	No Unit	RMS	BRS	FL
Totals	1	7	3	3

COMPARABLE SALES

Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:	Ind.Val	915737.2815
Juris. Factor:		Val/Su Fin:	137.43	
Special Features:	0	Val/Su Net:	84.83	
Final Total:	556600	Val/Su SzAd:	165.47	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,556	86.170	220,254	
BMT	BASEMENT	2,286	28.010	64,021	
TQS	3/4 STORY	808	86.170	69,605	
GAR	GARAGE	575	36.000	20,700	
WDK	WOOD DECK	336	18.490	6,213	
Net Sketched Area:		6,561	Total:	380,793	
Size Ad	3363.75	Gross Area	6830	FinArea	4050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

SPEC FEATURES/YARD ITEMS

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
More:	N																	
Total Yard Items:																		
Total Special Features:																		
Total:																		

IMAGE

AssessPro Patriot Properties, Inc

