



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PEARSON SAMUEL J
Owner 2:	BUTTON JULIE E
Owner 3:	
Street 1:	20 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

**PREVIOUS OWNER**

Owner 1:	TIERNEY - JOHN L
Owner 2:	TIERNEY - JANE L
Street 1:	20 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

**NARRATIVE DESCRIPTION**

This Parcel contains 2.56 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, 1 HalfBaths, 0 3/4 Baths, 10 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:						
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		27442		SQUARE FE	PRIME SITE		0	6.78	2.341	R3									435,497						435,500	
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	512,100		0.630	435,500	947,600	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	512,100		2.560	447,100	959,200	
Total Parcel	512,100		2.560	447,100	959,200	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		254.54	/Parcel:	254.54
		Total Land:			Land Unit Type:	

User Acct
GIS Ref
GIS Ref
Insp Date
12/08/16

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	512,100	0	2.56	447,100	959,200	959,200	Year End Roll	9/28/2017
2017	101	FV	493,500	0	2.56	422,700	916,200	916,200	Year End Roll	9/29/2016
2016	101	FV	479,900	0	2.56	410,500	890,400	890,400	Year End Roll	1/14/2016
2015	101	FV	468,300	0	2.56	380,900	849,200	849,200	Year End	10/2/2014
2014	101	FV	437,400	0	2.56	342,400	779,800	779,800	Year End Roll	1/23/2014
2013	101	FV	429,600	0	2.56	332,800	762,400	762,400	Year End Roll	10/25/2012
2012	101	FV	429,600	0	2.56	345,600	775,200	775,200	Year End	1/26/2012
2011	101	FV	451,900	0	2.56	348,200	800,100	800,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TIERNEY,JOHN L	67249-539		5/13/2016		995000	No	No			
ELEANOR JEWETT	21388-271		8/30/1991		510000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2005	3213	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
12/8/2016	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	D VELUTTI
1/25/1996	MEAS+INSPCTD	606	J SMITH
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.55998	Total SF/SM:	111512.73	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	447,077	SpI Credit	Total:	447,100
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