



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ELMES TR DAVID C
Owner 2:	ELMES TR LINN C PARRISH
Owner 3:	3 OAK MEADOW RD NOMINEE TRUST
Street 1:	3 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

**PREVIOUS OWNER**

Owner 1:	ELMES - DAVID C
Owner 2:	ELMES - LINN C PARRISH
Street 1:	3 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

**NARRATIVE DESCRIPTION**

This Parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		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	495,600		0.630	435,500	931,100	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	495,600		2.560	447,100	942,700	
Total Parcel	495,600		2.560	447,100	942,700	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		250.61	/Parcel:	250.61
		Total Land:			Land Unit Type:	

User Acct
GIS Ref
GIS Ref
Insp Date
01/06/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	495,600	0	2.56	447,100	942,700	942,700	Year End Roll	9/28/2017
2017	101	FV	487,100	0	2.56	422,700	909,800	909,800	Year End Roll	9/29/2016
2016	101	FV	473,400	0	2.56	410,500	883,900	883,900	Year End Roll	1/14/2016
2015	101	FV	460,900	0	2.56	380,900	841,800	841,800	Year End	10/2/2014
2014	101	FV	427,700	0	2.56	342,400	770,100	770,100	Year End Roll	1/23/2014
2013	101	FV	419,400	0	2.56	332,800	752,200	752,200	Year End Roll	10/25/2012
2012	101	FV	419,400	0	2.56	445,800	865,200	865,200	Year End	1/26/2012
2011	101	FV	456,200	0	2.56	449,200	905,400	905,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELMES, DAVID C	62870-347		10/31/2013	FAMILY		1	No	No		
MINEHAN CATHY E	46457-223		11/10/2005		1000000	No	No			
MINEHAN CATHY E	38755-112		4/10/2003	CONVENIENC		1	No	No		
GUNDY, WILLIAM	26924-2		12/20/1996		660000	No	No			
WALTER J. SUBSI	19018-247		4/29/1988		764300	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/28/2001	2327	MANUAL	38,000	C	6/22/2002			new windows & reno
9/12/1998	1492	KITCHEN	44,000	C	3/27/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2011	MEAS+INSPCTD	25	D ERSKINE
3/14/2006	FIELDREV CHG	100	B MORGAN
6/22/2002	MEAS+INSPCTD	613	M COLE
3/27/1999	MEAS+INSPCTD	602	D TUCKER
1/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

