



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WRIGHT ANDREW
Owner 2:	WRIGHT GRETA
Owner 3:	GRETA WRIGHT TRUST
Street 1:	9 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

**PREVIOUS OWNER**

Owner 1:	WRIGHT ANDREW -
Owner 2:	GRETA WRIGHT -
Street 1:	9 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

**NARRATIVE DESCRIPTION**

This Parcel contains 2.52 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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:						
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		25700		SQUARE FE	PRIME SITE		0	6.78	2.479	R3									431,954						432,000	
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	461,100		0.590	432,000	893,100	767 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	461,100		2.520	443,600	904,700	
Total Parcel	461,100		2.520	443,600	904,700	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		336.57	/Parcel:	336.57
		Total Land:			Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	10/02/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	461,100	0	2.52	443,600	904,700	904,700	Year End Roll	9/28/2017
2017	101	FV	453,300	0	2.52	419,300	872,600	872,600	Year End Roll	9/29/2016
2016	101	FV	440,600	0	2.52	407,200	847,800	847,800	Year End Roll	1/14/2016
2015	101	FV	429,300	0	2.52	377,900	807,200	807,200	Year End	10/2/2014
2014	101	FV	398,900	0	2.52	339,700	738,600	738,600	Year End Roll	1/23/2014
2013	101	FV	391,300	0	2.52	330,100	721,400	721,400	Year End Roll	10/25/2012
2012	101	FV	391,300	0	2.52	442,300	833,600	833,600	Year End	1/26/2012
2011	101	FV	416,400	0	2.52	445,600	862,000	862,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WRIGHT ANDREW,	29983-139		3/26/1999	CONVENIENC		1	No	No		
LAURENCE GUINES	19197-102		7/15/1988		630000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/1/2011	4643	RENOVATI	20,110	C	7/7/2011			reno interior mast
4/4/2003	2669	MANUAL	9,000	C	6/18/2003			expand deck

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/7/2011	PERMIT VISIT	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/18/2003	MEAS/EXT INS	615	D VELUTTI
8/11/2001	M&L COMPLETE	615	D VELUTTI
1/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

