



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAMAN CHARLES H
Owner 2:	MALIN MAUREEN A
Owner 3:	
Street 1:	10 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	KAMAN TR - CHARLES H
Owner 2:	MALIN TR - MAUREEN A
Street 1:	10 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2214

NARRATIVE DESCRIPTION

This Parcel contains 2.53 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		26136		SQUARE FE	PRIME SITE		0	6.78	2.443	R3									432,841						432,800	
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	488,500		0.600	432,800	921,300	3849 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		700	1.930	11,600	12,300		
Total Card	488,500	700	2.530	444,400	933,600		
Total Parcel	488,500	700	2.530	444,400	933,600	Entered Lot Size	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		251.63	/Parcel:	251.63	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	488,500	700	2.53	444,400	933,600	933,600	Year End Roll	9/28/2017
2017	101	FV	478,400	700	2.53	420,200	899,300	899,300	Year End Roll	9/29/2016
2016	101	FV	464,900	700	2.53	408,100	873,700	873,700	Year End Roll	1/14/2016
2015	101	FV	452,500	700	2.53	378,700	831,900	831,900	Year End	10/2/2014
2014	101	FV	419,300	700	2.53	340,400	760,400	760,400	Year End Roll	1/23/2014
2013	101	FV	411,000	700	2.53	330,800	742,500	742,500	Year End Roll	10/25/2012
2012	101	FV	411,000	700	2.53	343,600	755,300	755,300	Year End	1/26/2012
2011	101	FV	433,300	700	2.53	346,100	780,100	780,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAMAN TR, CHARLE	69847-447		8/29/2017	FAMILY		1	No	No		
KAMAN CHARLES H	44320-247		12/17/2004	CONVENIENC		1	No	No		
KAMAN CHARLES H	33470-364		8/17/2001	CONVENIENC		1	No	No		
KATZ ISADORE,	33271-536		7/18/2001		948500	No	No			
DRISCOLL, DANIE	25456-243		6/30/1995		590000	No	No			
OAK MEADOW CORP	14356-496		7/21/1981		265000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	D VELUTTI
2/1/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

