



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUNN TR LOUISE L
Owner 2:	DUNN III TR RAYMOND J
Owner 3:	LOUISE L DUNN REV TRUST
Street 1:	11 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2204 Type:

PREVIOUS OWNER

Owner 1:	DUNN LOUISE L -
Owner 2:	-
Street 1:	11 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) CAPE Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 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	407,900		0.630	435,500	843,400	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	407,900		2.560	447,100	855,000	Entered Lot Size
Total Parcel	407,900		2.560	447,100	855,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		270.66	/Parcel:	270.66
		Total Value per SQ unit /Card:		270.66	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	407,900	0	2.56	447,100	855,000	855,000	Year End Roll	9/28/2017
2017	101	FV	384,200	0	2.56	422,700	806,900	806,900	Year End Roll	9/29/2016
2016	101	FV	376,700	0	2.56	410,500	787,200	787,200	Year End Roll	1/14/2016
2015	101	FV	362,200	0	2.56	380,900	743,100	743,100	Year End	10/2/2014
2014	101	FV	358,600	0	2.56	342,400	701,000	701,000	Year End Roll	1/23/2014
2013	101	FV	351,400	0	2.56	332,800	684,200	684,200	Year End Roll	10/25/2012
2012	101	FV	351,400	0	2.56	345,600	697,000	697,000	Year End	1/26/2012
2011	101	FV	370,600	0	2.56	348,200	718,800	718,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUNN LOUISE L,	58030-487		12/7/2011	FAMILY		1	No	No		
GRAY, GEORGE E.	25412-288		6/15/1995		532000	No	No			
RICHARD KAYLOR	18823-485		1/19/1988		532000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/30/2017	6667	RENOVATI	20,000	O				Remodel an existin

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L EXTERIOR	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
1/24/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

