



PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		OXBOW RD, LINCOLN

OWNERSHIP

Owner 1:	TRAVIS GEORGE F
Owner 2:	TRAVIS LENORE H
Owner 3:	
Street 1:	62 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5007 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1776, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		21780		SQUARE FE	PRIME SITE		0	7.	2.871	R3									437,738						437,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	239,200	3,900	0.500	437,700	680,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 132.86						/Parcel: 132.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	239,800	3900	.5	424,000	667,700	667,700	Create Final value 2019	6/4/2019
2018	101	FV	239,800	3900	.5	424,000	667,700	667,700	Year End Roll	9/28/2017
2017	101	FV	227,100	3900	.5	400,200	631,200	631,200	Year End Roll	9/29/2016
2016	101	FV	222,500	3900	.5	388,300	614,700	614,700	Year End Roll	1/14/2016
2015	101	FV	208,700	3900	.5	359,600	572,200	572,200	Year End	10/2/2014
2014	101	FV	194,200	3900	.5	322,100	520,200	520,200	Year End Roll	1/23/2014
2013	101	FV	188,400	3900	.5	312,700	505,000	505,000	Year End Roll	10/25/2012
2012	101	FV	188,400	3900	.5	343,900	536,200	536,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIRKETT GEORGE	19121-271		6/15/1988		622500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
4/18/1996	MEAS+INSPCTD	606	
7/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

