



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	OHL JOHN W
Owner 2:	OHL KATRINA S
Owner 3:	
Street 1:	4 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40945.8		SQUARE FE	PRIME SITE		0	6.35	1.668	R2									433,602						433,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	421,400	8,300	0.940	433,600	863,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 245.53						/Parcel: 245.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	411,500	8300	.94	419,300	839,100	839,100	Create Final value 2019	6/4/2019
2018	101	FV	411,500	8300	.94	419,300	839,100	839,100	Year End Roll	9/28/2017
2017	101	FV	408,200	8300	.94	407,000	823,500	823,500	Year End Roll	9/29/2016
2016	101	FV	404,900	8300	.94	407,000	820,200	820,200	Year End Roll	1/14/2016
2015	101	FV	381,900	8300	.94	344,800	735,000	735,000	Year End	10/2/2014
2014	101	FV	365,400	8300	.94	309,300	683,000	683,000	Year End Roll	1/23/2014
2013	101	FV	355,500	8300	.96	301,600	665,400	665,400	Year End Roll	10/25/2012
2012	101	FV	396,800	8300	.96	274,200	679,300	679,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIKL BARBARA H	21149-537		5/10/1991		400000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/4/2016	6380	RENOVATI	50,000	O				Remodel master bed
4/17/2013	5378	SHED		C	6/24/2014			intall 10x12 home
11/2/2012	5219	SOLAR PA	23,000	C				install roof mount
10/27/2011	4913	WINDOWS	2,000	C				replace existing r
11/20/2009	4333	ROOF		C				strip & re-roof dw
3/10/2005	3137	RENO-ADD	236,500	C	5/28/2005			laund rm, kit/fam
8/9/2000	2046	MANUAL	8,300	C	6/8/2001			replace beam in li
5/27/1994	472-94	RENOVATI	30,000	C	8/25/1995			
10/26/1992	163	KITCHEN	1,623	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2010	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	
5/28/2005	MEAS/EXT INS	615	
10/13/2001	M&L COMPLETE	615	
6/8/2001	MEAS/EXT INS	615	
12/9/1998	ABATE-INSPEC	600	
4/4/1996	MEAS/EXT INS	606	
8/25/1995	PERMIT VISIT	606	
12/22/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.93999	Total SF/SM: 40945.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 433,602	Spl Credit	Total: 433,600
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