

117

15

0

1 of 1

RESIDENTIAL

TOTAL ASSESSED: 1,339,800

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

1867!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OAKDALE LN, LINCOLN

OWNERSHIP

Owner 1:	HALSTED III M
Owner 2:	HALSTED REGINA L
Owner 3:	
Street 1:	1 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1710 Type:

PREVIOUS OWNER

Owner 1:	GREEN SCOTT -
Owner 2:	-
Street 1:	1 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1710

NARRATIVE DESCRIPTION

This Parcel contains 1.914 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.0775		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,325						2,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	753,900	23,600	1.914	562,300	1,339,800		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 284.18						/Parcel: 284.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	736,000	23600	1.914	544,700	1,304,300	1,304,300	Create Final value 2019	6/4/2019
2018	101	FV	736,000	23600	1.914	544,700	1,304,300	1,304,300	Year End Roll	9/28/2017
2017	101	FV	682,800	23600	1.914	514,300	1,220,700	1,220,700	Year End Roll	9/29/2016
2016	101	FV	662,500	23600	1.914	499,100	1,185,200	1,185,200	Year End Roll	1/14/2016
2015	101	FV	656,300	23600	1.914	462,300	1,142,200	1,142,200	Year End	10/2/2014
2014	101	FV	613,000	23600	1.914	414,300	1,050,900	1,050,900	Year End Roll	1/23/2014
2013	101	FV	600,700	23600	1.914	402,300	1,026,600	1,026,600	Year End Roll	10/25/2012
2012	101	FV	613,000	23600	1.914	442,300	1,078,900	1,078,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREEN SCOTT,	1183-139		2/10/1998	BANKRUPTCY	769000	No	No			
COTONI, JOSEPH	1134-70		10/31/1994		263000	Yes	No			1.914 A/HOUSE DEMOL
CAROLANA COTONI	778-112		5/1/1969	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/4/2017	6736	SOLAR PA	74,556	C				Install solar pane
4/20/2011	4688	ROOF		C				strip & Re-roof dw
5/11/2010	4449	ROOF		C				strip & re-roof po
6/20/2007	3715	WDK	21,000	C	6/10/2008			repair existing de
3/19/2002	2450	W/S FLUE		C				
6/22/2001	2277	RENOVATI	12,000	C	6/29/2002			stairway & ceiling
5/23/1996	955-96	FENCE		C	6/7/1997			
9/14/1995	812-95	RENOVATI	10,000	C	6/17/1996			
7/12/1995	759-95	POOL	14,000	C	6/17/1996			
11/18/1994	615-94	NEW HOME	250,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
6/10/2008	MEAS+INSPCTD	100	
6/29/2002	MEAS+INSPCTD	613	
12/9/1998	ABATE-INSPEC	600	
6/7/1997	MEAS/EXT INS	602	
2/1/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

