

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EPHRAIM NORMAN A
Owner 2:	RASSIGA EVE
Owner 3:	
Street 1:	3 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1710 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.073 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.2365		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,419						7,400	Wetland

Total AC/HA:	3.07305	Total SF/SM:	133862.06	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	567,419	Spl Credit		Total:	567,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	524,900	18,600	3.073	567,400	1,110,900		
Total Card	524,900	18,600	3.073	567,400	1,110,900	Entered Lot Size	
Total Parcel	524,900	18,600	3.073	567,400	1,110,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	265.44	/Parcel:	265.44	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	486,100	18600	3.073	549,800	1,054,500	1,054,500	Create Final value 2019	6/4/2019
2018	101	FV	486,100	18600	3.073	549,800	1,054,500	1,054,500	Year End Roll	9/28/2017
2017	101	FV	472,300	18600	3.073	519,400	1,010,300	1,010,300	Year End Roll	9/29/2016
2016	101	FV	456,400	18600	3.073	504,200	979,200	979,200	Year End Roll	1/14/2016
2015	101	FV	451,900	18600	3.073	467,400	937,900	937,900	Year End	10/2/2014
2014	101	FV	381,700	18600	3.073	419,400	819,700	819,700	Year End Roll	1/23/2014
2013	101	FV	373,600	18600	3.073	407,400	799,600	799,600	Year End Roll	10/25/2012
2012	101	FV	381,700	18600	3.073	447,400	847,700	847,700	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	1141-35		5/24/1995		300000	Yes	No			
COTONI, JOSEPH	1134-55		10/28/1994		195000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2018	7127	SOLAR PA	25,500	C	8/15/2018			Install solar pane
4/23/2018	7037	MANUAL	3,200	C				Add insulation & a
4/4/2014	5698	MANUAL	2,900	C				Replace chimney fl
11/18/1994	614-94	NEW HOME	250,000	C	2/13/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	INFO AT DOOR	616	D MANZELLO
2/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA / /



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	20 1 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	17:24:38

LAST REV

Date	Time
09/20/18	09:58:56

blakeley
868

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

BSMT PSYCHOLOGIST OFFICE. THREE RMS AND 1/2 BATH GOOD QUALITYFIG AS FLA .

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	1
Totals			
1	10	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	9.6%
Functional:		
Economic:		
Special:		
Override:		
Total:		9.6%

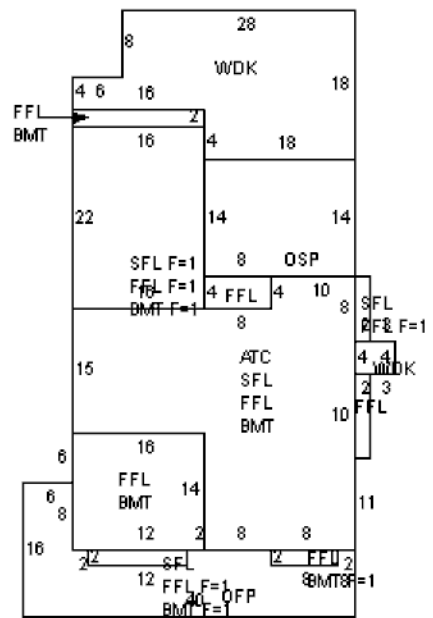
CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.97123897
Const Adj.:	1.00999999
Adj \$ / SQ:	92.209
Other Features:	47465
Grade Factor:	1.40
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	580629
Depreciation:	55740
Depreciated Total:	524889

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	961796.9387
Juris. Factor:		Val/Su Fin:		125.42
Special Features:	0	Val/Su Net:		95.94
Final Total:	524900	Val/Su SzAd:		193.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,518	92.210	139,974	
BMT	BASEMENT	1,450	52.440	76,044	
SFL	2ND FLOOR	1,194	92.210	110,098	
WDK	WOOD DECK	488	17.170	8,379	
OFP	OPEN PORCH	328	15.000	4,920	
OSP	SCRN PORCH	252	22.500	5,670	
ATC	ATTIC	241	92.210	22,186	
Net Sketched Area:		5,471	Total:	367,271	
Size Ad	2712	Gross Area	6032	FinArea	4185

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	21X24	G	AV	1995	45.00	T	21	101			17,900			17,900
2	SHED/FR	D	Y	1	8x10	A	AV	1998	15.00	T	40	101			700			700

PARCEL ID 117 16 0

IMAGE

AssessPro Patriot Properties, Inc

