

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NARAYAN RAMESH
Owner 2:	NARAYAN VANI
Owner 3:	
Street 1:	22 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2214 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.48 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23958		SQUARE FE	PRIME SITE		0	7.	2.637	R3									442,312						442,300	
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	536,100		0.550	442,300	978,400	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	536,100		2.480	453,900	990,000	
Total Parcel	536,100		2.480	453,900	990,000	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		312.80	/Parcel:	312.80
		Total Land:			Land Unit Type:	

User Acct
GIS Ref
GIS Ref
Insp Date
02/16/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	487,100	0	2.48	440,000	927,100	927,100	Create Final value 2019	6/4/2019
2018	101	FV	487,100	0	2.48	440,000	927,100	927,100	Year End Roll	9/28/2017
2017	101	FV	485,000	0	2.48	416,000	901,000	901,000	Year End Roll	9/29/2016
2016	101	FV	471,400	0	2.48	404,000	875,400	875,400	Year End Roll	1/14/2016
2015	101	FV	459,100	0	2.48	374,900	834,000	834,000	Year End	10/2/2014
2014	101	FV	426,200	0	2.48	337,000	763,200	763,200	Year End Roll	1/23/2014
2013	101	FV	418,000	0	2.48	327,500	745,500	745,500	Year End Roll	10/25/2012
2012	101	FV	418,000	0	2.48	340,200	758,200	758,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHN H. INGLIS	21078-604		4/2/1991		550000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/20/2011	4949	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS+INSPCTD	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	
5/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(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:	5	Rating:	AVERAGE

COMMENTS

2017 OVERALL AVG, INT DATED.

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	RM: 8 BR: 4 Bath: 2 HB: 1		

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

CONDO INFORMATION

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

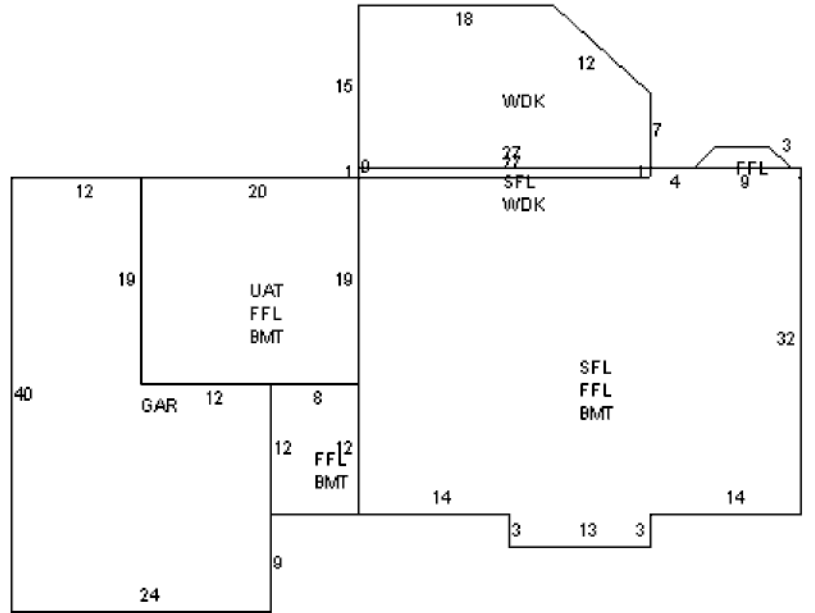
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
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:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	21%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.93957347
Const Adj.:	1.01999998
Adj \$ / SQ:	90.086
Other Features:	59541
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	678628
Depreciation:	142512
Depreciated Total:	536116

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 889944.5086
Juris. Factor:			Val/Su Fin:	169.38
Special Features:	0		Val/Su Net:	86.79
Final Total:	536100		Val/Su SzAd:	169.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,814	90.090	163,417	
BMT	BASEMENT	1,800	22.520	40,539	
SFL	2ND FLOOR	1,351	90.090	121,707	
GAR	GARAGE	732	36.000	26,352	
WDK	WOOD DECK	423	17.620	7,453	
UAT	UNF ATTIC	57	90.090	5,135	
Net Sketched Area:		6,177	Total:	364,603	
Size Ad	3165	Gross Area	6500	FinArea	3165

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID 133 21 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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