

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLIS AMANDA CASE
Owner 2:	ALLROGGEN FLORIAN H
Owner 3:	
Street 1:	61 OXBOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5014 Type:

PREVIOUS OWNER

Owner 1:	HOLTROP TR - MARIJKE E
Owner 2:	-
Street 1:	61 OXBOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5014

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1998, having primarily CLAPBOARD Exterior and 3356 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									44,205						44,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	501,800	800	842,600	1,345,200
Total Card 3.100 501,800 800 842,600 1,345,200					
Total Parcel 3.100 501,800 800 842,600 1,345,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 400.83		/Parcel: 400.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	623,600	800	3.1	974,600	1,599,000		Year End Roll	12/2/2024
2024	101	FV	614,400	800	3.1	949,900	1,565,100		Year end	11/9/2023
2023	101	FV	609,800	800	3.1	777,900	1,388,500	1,388,500	Year end	11/3/2022
2022	101	FV	536,700	1300	3.1	722,700	1,260,700	1,260,700	Year End Roll	10/19/2021
2021	101	FV	482,800	1300	3.1	677,900	1,162,000	1,162,000	Year End Roll	10/15/2020
2020	101	FV	478,300	1300	3.1	701,900	1,181,500	1,181,500	Year End Roll	9/26/2019
2019	101	FV	442,000	1300	3.1	684,300	1,127,600	1,127,600	Create Final va	6/4/2019
2018	101	FV	442,000	1300	3.1	684,300	1,127,600	1,127,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLTROP TR,MARI	83926-49		4/2/2025		1,400,000	No	No		
HOLTROP MARIJKE	49641-445		6/21/2007	FAMILY	100	No	No		
HIMAWAN, JEFF	26813-223		11/8/1996	CHD>SALE	439,000	No	No		
	21298-503		7/19/1991		285,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/12/2025	E-25-142	SOLAR PA	4,367	C				
6/5/2025	SH-25-10	SHEET MT	42,000	O				
4/3/2025	C-25-0088	RENOVATI	380,000	O				
12/4/1998	1593	DEMOLITI		C	3/31/1999		demolish barn	
3/20/1998	1361	NEW HOME	305,000	C	3/31/1999		6/25/98 40%	
3/9/1998	1352	DEMOLITI		C	6/25/1998		6/25/98 100%	
11/17/1997	1304	BAYWINDO	3,000	C	3/14/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
8/7/2013	MEAS+INSPECTD	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
3/31/1999	MEAS+INSPECTD	602	
6/25/1998	MEAS+INSPECTD	600	
5/17/1996	MEAS+INSPECTD	606	
4/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	100 5 0
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:	
CivilDistrict:	
Ratio:	

