

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OHL TR JOHN W
Owner 2:	FLAMSTEAD REVOCABLE TRUST 2021
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:	OHL - JOHN W
Owner 2:	OHL - KATRINA S
Street 1:	4 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1780, having primarily CLAPBOARD Exterior and 3516 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

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		40945.8		SQUARE FE	PRIME SITE		0	8.76	1.67	R2									598,165						598,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.940	578,500	8,900	598,200	1,185,600	
Total Card		0.940	578,500	8,900	598,200	1,185,600
Total Parcel		0.940	578,500	8,900	598,200	1,185,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		337.20	/Parcel: 337.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	545,900	8300	.94	592,000	1,146,200		Year End Roll	12/2/2024
2024	101	FV	536,300	8300	.94	580,400	1,125,000		Year end	11/9/2023
2023	101	FV	452,700	8300	.94	546,300	1,007,300	1,007,300	Year end	11/3/2022
2022	101	FV	391,200	8300	.94	495,100	894,600	894,600	Year End Roll	10/19/2021
2021	101	FV	414,800	8300	.94	426,800	849,900	849,900	Year End Roll	10/15/2020
2020	101	FV	421,400	8300	.94	433,600	863,300	863,300	Year End Roll	9/26/2019
2019	101	FV	411,500	8300	.94	419,300	839,100	839,100	Create Final va	6/4/2019
2018	101	FV	411,500	8300	.94	419,300	839,100	839,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OHL,JOHN W	79291-60		12/6/2021	CONVENIENC	99	No	No		
PIKL BARBARA H	21149-537		5/10/1991		400,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	6380	RENOVATI	50,000	C				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
11/20/2018	MEAS/EXT INS	622	K Cuoco
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	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	102 7 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:	

