

Map Lot Sublot

Building Unit

CARD

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 COLONIAL Building built about 1995, having primarily CLAPBOARD Exterior and 4715 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.0775		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									2,713						2,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.914	991,200	18,900	801,100	1,811,200
Total Card 1.914 991,200 18,900 801,100 1,811,200					
Total Parcel 1.914 991,200 18,900 801,100 1,811,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		384.16	/Parcel: 384.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	936,100	17700	1.914	777,900	1,731,700		Year End Roll	12/2/2024
2024	101	FV	896,800	17700	1.914	762,300	1,676,800		Year end	11/9/2023
2023	101	FV	890,500	17700	1.914	702,300	1,610,500	1,610,500	Year end	11/3/2022
2022	101	FV	788,200	23600	1.914	635,100	1,446,900	1,446,900	Year End Roll	10/19/2021
2021	101	FV	760,300	23600	1.914	562,300	1,346,200	1,346,200	Year End Roll	10/15/2020
2020	101	FV	753,900	23600	1.914	562,300	1,339,800	1,339,800	Year End Roll	9/26/2019
2019	101	FV	736,000	23600	1.914	544,700	1,304,300	1,304,300	Create Final va	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN SCOTT,	1183-139		2/10/1998	BANKRUPTCY	769,000	No	No		
COTONI, JOSEPH	1134-70		10/31/1994		263,000	Yes	No		1.914 A/HOUSE DEMOL
CAROLANA COTONI	778-112		5/1/1969	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2025	E-25-0053	MANUAL	3,400					
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			

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	20 1 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:	

