

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O BRIEN TR MARIA C
Owner 2:	MARIA C OBRIEN 2021 REV TRUST
Owner 3:	
Street 1:	5 OAKDALE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HYLTON - MARIA OBRIEN
Owner 2:	-
Street 1:	5 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1710

NARRATIVE DESCRIPTION

This parcel contains 6.199 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1996, having primarily CLAPBOARD Exterior and 4846 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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		4.3625		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									30,538						30,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.199	1,042,100		828,900	1,871,000
Total Card	6.199	1,042,100		828,900	1,871,000
Total Parcel	6.199	1,042,100		828,900	1,871,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 386.10		/Parcel: 386.10	

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref	
GIS Ref	
Insp Date	10/28/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	962,200	0	6.199	805,700	1,767,900		Year End Roll	12/2/2024
2024	101	FV	952,000	0	6.199	786,200	1,738,200		Year end	11/9/2023
2023	101	FV	829,900	0	6.199	726,200	1,556,100	1,556,100	Year end	11/3/2022
2022	101	FV	711,400	0	6.199	659,000	1,370,400	1,370,400	Year End Roll	10/19/2021
2021	101	FV	638,200	0	6.199	586,200	1,224,400	1,224,400	Year End Roll	10/15/2020
2020	101	FV	628,400	0	6.199	586,200	1,214,600	1,214,600	Year End Roll	9/26/2019
2019	101	FV	610,200	0	6.199	568,600	1,178,800	1,178,800	Create Final va	6/4/2019
2018	101	FV	610,200	0	6.199	568,600	1,178,800	1,178,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYLTON, MARIA OB	1569-175		3/4/2021	CONVENIENC		1	No	No	
HYLTON, KEITH N	1562-58		9/2/2020	DIVORCE/ESTA		1	No	No	
GREEN, SCOTT	1159-20		7/23/1996		725,000	No	No		
CONTONI, JOSEPH	1134-55		10/28/1994		195,000	Yes	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2025	E-25-0078		22,171	C				
4/26/2023	R-23-0100	WEATHERI	5,000	C				Weatherization/air
5/4/2022	R-22-0093	ROOF	29,900	C				Roof shingles repl
6/2/2021	R-21-0110	KITCHEN	28,292	O	8/31/2021			Kitchen remodel; r
7/25/2012	5107	ROOF		C				strip & re-roof dw
8/24/2005	3262	RENO-ADD	31,000	C	4/22/2006			rep deck with scre
3/4/1996	905-96	NEW HOME	240,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
6/7/1997	MEAS+INSPCTD	602	
4/29/1997	MEAS+EXT INS	600	
5/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	20 1 2
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:	

