

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAYAT AHSAN
Owner 2:	BALUCH RAMSHA
Owner 3:	
Street 1:	7 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEWIS - WILLIAM D
Owner 2:	-
Street 1:	7 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.88 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 3365 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		2.04345		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									14,304						14,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.880	774,800		812,700	1,587,500
Total Card 3.880 774,800 812,700 1,587,500					
Total Parcel 3.880 774,800 812,700 1,587,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 471.73		/Parcel: 471.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	631,400	0	3.88	789,500	1,420,900		Year End Roll	12/2/2024
2024	101	FV	623,100	0	3.88	772,300	1,395,400		Year end	11/9/2023
2023	101	FV	619,000	0	3.88	712,300	1,331,300	1,331,300	Year end	11/3/2022
2022	101	FV	549,500	0	3.88	645,100	1,194,600	1,194,600	Year End Roll	10/19/2021
2021	101	FV	498,900	0	3.88	572,300	1,071,200	1,071,200	Year End Roll	10/15/2020
2020	101	FV	481,700	0	3.88	572,300	1,054,000	1,054,000	Year End Roll	9/26/2019
2019	101	FV	448,100	0	3.88	554,700	1,002,800	1,002,800	Create Final va	6/4/2019
2018	101	FV	448,100	0	3.88	554,700	1,002,800	1,002,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS,WILLIAM D	80799-112		10/6/2022		1,695,000	No	No		
LEWIS WM DAVID,	48705-9		12/21/2006	DIVORCE/ESTA		1	Yes	No	
LEWIS, WILLIAM	23853-151		11/2/1993	CONVENIENC			Yes	No	
BUILDING SOLUTI	23366-101		6/29/1993	CHANGE IN US	150,000	No	No		2ND SALE
DOMENICHELLA DO	23191-212		5/17/1993	SUBSEQUENT S	110,000	Yes	No		PROPERTY SOLD AGAIN

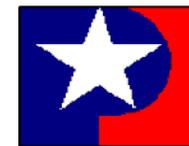
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2020	R-20-0214	BATH	53,363	O	3/8/2021			Bathroom remodel
9/6/2019	R-19-0138	RENOVATI	244,476	C	11/21/2019			Remodel kitchen/mu
10/12/2004	3062	FINISH B	31,260	C	9/7/2022			
8/24/1993	326	NEW HOME	300,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS/EXT INS	615	
2/1/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	
12/7/1993	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	21 2 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:	

!879!

PRINT

Date	Time
09/26/25	15:25:28

LAST REV

Date	Time
06/26/25	14:29:30

apro 879

