

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUNTER IAN W
Owner 2:	JONES LYNETTE A
Owner 3:	
Street 1:	6 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1712 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1995, having primarily CLAPBOARD Exterior and 4558 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 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		0.483		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									3,381						3,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.320	1,122,300	102,900	801,800	2,027,000
Total Card	2.320	1,122,300	102,900	801,800	2,027,000
Total Parcel	2.320	1,122,300	102,900	801,800	2,027,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		444.73	/Parcel: 444.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,029,000	96300	2.32	778,600	1,903,900		Year End Roll	12/2/2024
2024	101	FV	1,017,000	96300	2.32	762,900	1,876,200		Year end	11/9/2023
2023	101	FV	873,300	96300	2.32	702,900	1,672,500	1,672,500	Year end	11/3/2022
2022	101	FV	734,400	111900	2.32	635,700	1,482,000	1,482,000	Year End Roll	10/19/2021
2021	101	FV	675,100	111900	2.32	562,900	1,349,900	1,349,900	Year End Roll	10/15/2020
2020	101	FV	663,300	111900	2.32	562,900	1,338,100	1,338,100	Year End Roll	9/26/2019
2019	101	FV	548,100	111900	2.32	545,300	1,205,300	1,205,300	Create Final va	6/4/2019
2018	101	FV	548,100	111900	2.32	545,300	1,205,300	1,205,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN, SCOTT C.	24573-155		5/27/1994	CHGD>ASSMT<S	568,000	No	No		NEW HOME BEFORE SALE
BOCCADORO DODGE	23452-171		7/22/1993	SUBSEQUENT S	75,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2023	R-23-0159	SHED	12,000	C	6/30/2023			Replace existing s
9/15/2017	6852	RENO-ADD	35,000	C	10/17/2018			Amend permit #6643
7/5/2017	6790	SHEET MT	800	C				Sheet metal work t
6/8/2017	6766	RENO-ADD	15,000	C				Amend permit #6643
12/5/2016	6643	RENO-ADD	210,000	C	11/2/2018			Add recreation spa
10/13/2016	6588	ROOF	26,400	C				Strip & re-roof 36
5/21/2010	4466	SHED		C	7/28/2010			construct garden s
10/3/2008	4063	GARAGE	100,000	C	8/13/2009			const accessor gar
5/22/2000	1978	SHED		C	6/12/2001			
7/7/1999	1740	TENN.CO	17,000	C	5/31/2000			also pool fence 5

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2019	PERMIT VISIT	622	K Cuoco
7/28/2010	MEAS/EXT INS	25	D ERSKINE
8/13/2008	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	
5/31/2000	MEAS/EXT INS	610	
6/2/1999	MEAS/EXT INS	602	
3/27/1999	MEAS/EXT INS	602	
6/2/1998	MEAS/EXT INS	602	
2/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	2130
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:	

PRINT

Date Time
09/26/25 15:25:40

LAST REV

Date Time
04/18/24 11:59:54

blakeley
881

881

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

