Total Card / Total Parcel
APPRAISED: 1,750,300 / 1,750,300
USE VALUE: 1,750,300 / 1,750,300
ASSESSED: 1,750,300 / 1,750,300

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.400	941,000		809,300	1,750,300
Total Card	3.400	941,000		809,300	1,750,300
Total Parcel	3.400	941,000		809,300	1,750,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.33 | /Parcel: 360.33

Legend Description | **User Acct**

GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:
Insp Date 12/04/12

OWNERSHIP
Unit #:

Owner 1:	JASKIEVIC ADAM
Owner 2:	MORTON ANDREW
Owner 3:	
Street 1:	9 OAKDALE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1710	Type:	

PREVIOUS OWNER

Owner 1:	LOVERING - SCOTT
Owner 2:	-
Street 1:	9 OAKDALE LN
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1710	

Parcel ID 117 13 0

!882!

PRINT
Date	Time
09/26/25	15:25:48

LAST REV
Date	Time
03/06/24	13:31:36
blakeley	

USER DEFINED
Prior Id # 1:	21 4 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:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	887,000	0	3.4	786,100	1,673,100		Year End Roll	12/2/2024
2024	101	FV	874,200	0	3.4	769,400	1,643,600		Year end	11/9/2023
2023	101	FV	867,800	0	3.4	709,400	1,577,200	1,577,200	Year end	11/3/2022
2022	101	FV	770,100	0	3.4	642,200	1,412,300	1,412,300	Year End Roll	10/19/2021
2021	101	FV	793,400	0	3.4	569,400	1,362,800	1,362,800	Year End Roll	10/15/2020
2020	101	FV	779,300	0	3.4	569,400	1,348,700	1,348,700	Year End Roll	9/26/2019
2019	101	FV	704,800	0	3.4	551,800	1,256,600	1,256,600	Create Final va	6/4/2019
2018	101	FV	704,800	0	3.4	551,800	1,256,600	1,256,600	Year End Roll	9/28/2017

NARRATIVE DESCRIPTION

This parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily CLAPBOARD Exterior and 4858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

TAX DISTRICT | **PAT ACCT.** 882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVERING,SCOTT	74446-478		4/10/2020		1,340,000	No	No		
LOVERING,SCOTT	66401-402		11/18/2015	FAMILY	100	No	No		
LINTON JOHN R,	57111-515		7/8/2011		1,110,000	No	No		
DOMENICHELLA FR	23683-366		9/23/1993	CHANGE IN US	113,000	Yes	No		

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2023	R-23-0254	WEATHERI	4,000	C				Weatherization wit
5/20/2020	R-20-0080	SOLAR PA	43,200	C				Install 30 panels
6/4/2019	R-19-0070	WDK	13,000	C	7/11/2019			Installation of 12
9/20/1993	350	NEW HOME	250,000	C	9/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
6/12/2012	SALES INSP	618	G BOURGAULT
2/1/1996	ENTRY DENIED	606	
9/7/1995	PERMIT VISIT	606	
1/3/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/____/___

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 Influ	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		1.563		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									10,941						10,900	Wetland

| Total AC/HA: | 3.39955 | Total SF/SM: | 148084 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 809,341 | Spl Credit | | Total: | 809,300 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1995 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 30%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	2	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	1	GOOD
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	9.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.4 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.87352031
Const Adj.:	1.02600002
Adj $ / SQ:	115.614
Other Features:	55500
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1038642
Depreciation:	97632
Depreciated Total:	941010

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9	BRs: 4			Baths: 2			HB 1				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
	Totals		
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1066044.242

Juris. Factor:		Before Depr:	167.64
Special Features:	0	Val/Su Net:	113.48
Final Total:	941000	Val/Su SzAd	193.72

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,320	28.900	67,056
FFL	1ST FLOOR	2,320	115.610	268,224
SFL	2ND FLOOR	1,450	115.610	167,640
TQS	3/4 STORY	1,088	115.610	125,730
GAR	GARAGE	576	38.520	22,188
OFP	OPEN PORCH	298	16.050	4,783
WDK	WOOD DECK	240	21.600	5,184

Net Sketched Area:	8,292	Total:	660,805
Size Ad	4857.5 Gross Area	8654 FinArea	4858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 117 13 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:	