118	1	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,392,000	/	1,392,000
USE VALUE:	1,392,000	/	1,392,000
ASSESSED:	1,392,000	/	1,392,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LAFONTAINE SERGE R		
Owner 2:			
Owner 3:			
Street 1:	11 OAKDALE LN		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1711	Type:	

PREVIOUS OWNER

Owner 1:	MALANOWSKI - JOHN S		
Owner 2:	MALANOWSKI - SUSAN B		
Street 1:	11 OAKDALE LN		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-1711		

NARRATIVE DESCRIPTION

This parcel contains 4. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 3773 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.000	578,500		813,500	1,392,000
Total Card	4.000	578,500		813,500	1,392,000
Total Parcel	4.000	578,500		813,500	1,392,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.91 | /Parcel: 368.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/17/24

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	546,700	0	4.	790,300	1,337,000		Year End Roll	12/2/2024
2024	101	FV	539,200	0	4.	773,000	1,312,200		Year end	11/9/2023
2023	101	FV	535,500	0	4.	713,000	1,248,500	1,248,500	Year end	11/3/2022
2022	101	FV	478,100	0	4.	645,800	1,123,900	1,123,900	Year End Roll	10/19/2021
2021	101	FV	470,900	0	4.	573,000	1,043,900	1,043,900	Year End Roll	10/15/2020
2020	101	FV	467,000	0	4.	573,000	1,040,000	1,040,000	Year End Roll	9/26/2019
2019	101	FV	440,100	0	4.	555,400	995,500	995,500	Create Final va	6/4/2019
2018	101	FV	440,100	0	4.	555,400	995,500	995,500	Year End Roll	9/28/2017

!883!

PRINT	
Date	Time
09/26/25	15:25:54

LAST REV	
Date	Time
12/20/24	13:54:40
apro	

USER DEFINED

Prior Id # 1:	21 5 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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALANOWSKI,JOHN	64048-345		8/8/2014		1,045,000	No	No		
MALANOWSKI JOHN	34910-595		2/27/2002	CONVENIENC	99	Yes	No		
D`AMICO RALPH P	22912-201		2/16/1993	CHANGE IN US	95,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	7124	ROOF	23,276	C				Strip & re-roof dw
6/14/2011	4757	RENOVATI	79,100	C	6/18/2012			remove & replace r
2/22/2005	3125	RENOVATI	40,000	C	6/4/2005			master bath 6/4 1@
10/23/2002	2606	RENOVATI	40,000	C	6/28/2003			basement w/lights,
1/20/1993	198	NEW HOME	180,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
6/18/2012	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
7/25/2006	ENTRY DENIED	100	
6/4/2005	MEAS+INSPCTD	615	
6/28/2003	MEAS+INSPCTD	615	
5/18/1996	MEAS+INSPCTD	606	
2/1/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

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		2.163		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									15,141						15,100	Wetland

Total AC/HA:	3.99955	Total SF/SM:	174220	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	813,541	Spl Credit		Total:	813,500

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(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

Grade:	B- - GOOD (-)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.1	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.95784616
Const Adj.:	1.01600003
Adj $ / SQ:	125.539
Other Features:	61660
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643526
Depreciation:	64996
Depreciated Total:	578530

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: 12		BRs: 3			Baths: 2				HB 1		

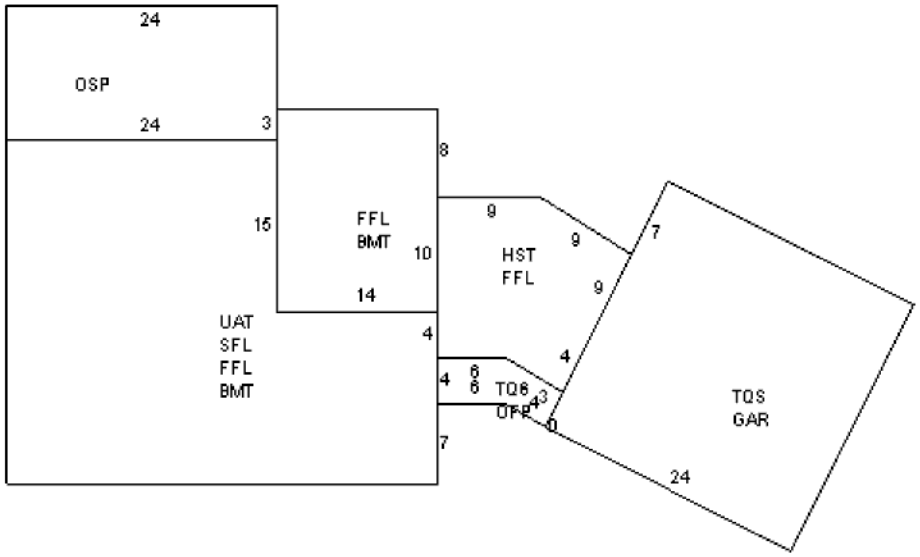
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	3	
Totals			
1	12	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,390	125.540	174,499
BMT	BASEMENT	1,182	54.920	64,919
SFL	2ND FLOOR	930	125.540	116,751
GAR	GARAGE	576	38.520	22,188
TQS	3/4 STORY	463	125.540	58,093
OSP	SCRN PORCH	288	24.070	6,934
UAT	UNF ATTIC	140	125.540	17,513
HST	HALF STORY	104	125.540	13,056
Net Sketched Area:		5,113	Total:	474,611
Size Ad	2886.75	Gross Area	6162	FinArea 3773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 884976.5784
Juris. Factor:		Before Depr:	150.65
Special Features:	0	Val/Su Net:	113.14
Final Total:	578500	Val/Su SzAd	200.40

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118 1 0

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: