

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OATS ILONA
Owner 2:	
Owner 3:	
Street 1:	6 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OATS - ILONA
Owner 2:	YAROV - ALEXEI V
Street 1:	6 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily STUCCO Exterior and 4444 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	A	SEPTIC
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		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									455						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	1,299,500		798,900	2,098,400
Total Card		1.850	1,299,500	798,900	2,098,400
Total Parcel		1.850	1,299,500	798,900	2,098,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 472.24		/Parcel: 472.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,228,000	0	1.85	775,700	2,003,700		Year End Roll	12/2/2024
2024	101	FV	1,185,000	0	1.85	760,400	1,945,400		Year end	11/9/2023
2023	101	FV	1,027,600	0	1.85	700,400	1,728,000	1,728,000	Year end	11/3/2022
2022	101	FV	894,000	0	1.85	633,200	1,527,200	1,527,200	Year End Roll	10/19/2021
2021	101	FV	869,000	0	1.85	560,400	1,429,400	1,429,400	Year End Roll	10/15/2020
2020	101	FV	895,800	0	1.85	560,400	1,456,200	1,456,200	Year End Roll	9/26/2019
2019	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Create Final va	6/4/2019
2018	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OATS,ILONA	72247-559		2/20/2019	FAMILY	10	No	No		
Mixon,Scott I	60756-280		12/17/2012	DIVORCE/ESTA	612,500	No	No		
	8780-74		7/19/1956		6,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	5768	DEMOLITI	350	C				Demolish shed
1/31/2013	5315	RENOVATI	300,000	C	5/30/2014			add 2nd story, ren
1/3/2013	5290	RENOVATI	3,000	C				remove drywall, ex

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
12/2/2014	MEAS+INSPCTD	618	G BOURGAULT
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 14 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:	

