

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OAK KNOLL RD, LINCOLN

OWNERSHIP

Owner 1:	GOUZIE TR EVAN MICHAEL
Owner 2:	MARGESON TR KRISTEN ASTRID
Owner 3:	K&E FAMILY TRUST
Street 1:	7 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1903 Type:

PREVIOUS OWNER

Owner 1:	GOUZIE - EVAN MICHAEL
Owner 2:	MARGESON - KRISTEN ASTRID
Street 1:	7 OAK KNOLL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1903

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 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	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		52271.4		SQUARE FE	PRIME SITE		0	7.25	1.37	R1									519,690						519,700	

Total AC/HA:	1.19999	Total SF/SM:	52272	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	519,690	SpI Credit	Total:	519,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.200	542,700		519,700	1,062,400
Total Card		1.200	542,700	519,700	1,062,400
Total Parcel		1.200	542,700	519,700	1,062,400
Source:		Market Adj Cost	Total Value per SQ unit /Card:		413.71 /Parcel: 413.71

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	512,300	0	1.2	489,600	1,001,900		Year End Roll	12/2/2024
2024	101	FV	499,000	0	1.2	480,300	979,300		Year end	11/9/2023
2023	101	FV	455,600	0	1.2	501,800	957,400	957,400	Year end	11/3/2022
2022	101	FV	388,800	0	1.2	453,700	842,500	842,500	Year End Roll	10/19/2021
2021	101	FV	342,600	0	1.2	394,200	736,800	736,800	Year End Roll	10/15/2020
2020	101	FV	184,100	0	1.2	306,400	490,500	490,500	Year End Roll	9/26/2019
2019	101	FV	166,700	0	1.2	276,600	443,300	443,300	Create Final va	6/4/2019
2018	101	FV	166,700	0	1.2	276,600	443,300	443,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOUZIE, EVAN MIC	81205-421		1/30/2023	CONVENIENC	99	No	No		
TREVELYAN TR, EO	1543-182		5/15/2019		801,000	No	No		
TREVELYAN, EOIN	1480-100		10/18/2015	FAMILY	100	No	No		
SHAPIRO SUSAN R	821-189		7/14/1972		60,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2023	R-23-0072	KITCHEN	189,100	O				Renovation of exis
2/14/2020	R-20-0026	WINDOWS	41,764	C	8/6/2020			Replace 14 windows
10/3/2019	R-19-0165	MANUAL	3,934	C				Insulate wood shin

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/6/1996	ENTRY DENIED	606	
9/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	29 1 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:	

Parcel ID 119 11 0

Entered Lot Size

Total Land:

Land Unit Type:

!1068!

PRINT

Date	Time
09/26/25	15:45:11

LAST REV

Date	Time
05/11/23	11:52:26

blakeley

1068

