

119

10

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 916,000 /  
USE VALUE: 916,000 /  
ASSESSed: 916,000 /

Total Card / Total Parcel  
916,000 / 916,000  
916,000 / 916,000  
916,000 / 916,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 9  |        | OAK KNOLL RD, LINCOLN |

OWNERSHIP

|           |                 |
|-----------|-----------------|
| Owner 1:  | GRIFFITH JOHN   |
| Owner 2:  | GRIFFITH MARGIT |
| Owner 3:  |                 |
| Street 1: | 9 OAK KNOLL RD  |
| Street 2: |                 |
| Twn/City: | LINCOLN         |
| St/Prov:  | MA Cntry        |
| Postal:   | 01773-1903      |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | CARLO PETER A -  |
| Owner 2:  | CARLO CHERYL A - |
| Street 1: | 9 OAK KNOLL RD   |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773-1903       |

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2902 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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     |          | 41382       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.25       | 1.65 | R1    |            |           |        |   |        |   |        |   | 496,007         |           |   |           |        |      | 496,000   |       |

|              |         |              |       |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.95000 | Total SF/SM: | 41382 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 496,007 | SpI Credit | Total: | 496,000 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

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

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 101          | 0.950           | 400,400                        | 19,600     | 496,000    | 916,000     |
| Total Card   | 0.950           | 400,400                        | 19,600     | 496,000    | 916,000     |
| Total Parcel | 0.950           | 400,400                        | 19,600     | 496,000    | 916,000     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 315.64     | /Parcel:   | 315.64      |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 378,200    | 18300     | .95       | 467,300    | 863,800     |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 368,500    | 18300     | .95       | 458,400    | 845,200     |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 337,000    | 18300     | .95       | 478,900    | 834,200     | 834,200       | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 285,900    | 29400     | .95       | 433,100    | 748,400     | 748,400       | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 266,200    | 29400     | .95       | 376,300    | 671,900     | 671,900       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 263,700    | 29400     | .95       | 325,000    | 618,100     | 618,100       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 238,900    | 29400     | .95       | 310,600    | 578,900     | 578,900       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 238,900    | 29400     | .95       | 310,600    | 578,900     | 578,900       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| CARLO PETER A,  | 1355-96   |      | 6/25/2008  |           | 590,000    | No | No  |       |       |
| CATHARINE T. CI | 940-23    |      | 10/30/1980 |           | 159,000    | No | No  |       |       |

BUILDING PERMITS

| Date     | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 9/2/2015 | 6216   | SOLAR PA | 23,000 | C   | 7/2/2018   |          |            | Install roof mount |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 9/16/2013 | MEAS+INSPCTD | 25  | D ERSKINE  |
| 9/16/2013 | MEAS+INSPCTD | 25  | D ERSKINE  |
| 5/12/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 2/6/1996  | ENTRY DENIED | 606 |            |

Sign: VERIFICATION OF VISIT NOT DATA

|        |         |            |        |         |
|--------|---------|------------|--------|---------|
| Total: | 496,007 | SpI Credit | Total: | 496,000 |
|--------|---------|------------|--------|---------|

meadorse

2026



Patriot Properties Inc.

USER DEFINED

|                |        |
|----------------|--------|
| Prior Id # 1:  | 29 2 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:         |        |

!1081!

PRINT

| Date     | Time     |
|----------|----------|
| 09/26/25 | 15:46:44 |

LAST REV

| Date     | Time     |
|----------|----------|
| 09/20/18 | 09:46:28 |

blakeley 1081

