

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'CONNELL JOHN J
Owner 2:	HTOO RHONDA
Owner 3:	
Street 1:	12 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1908 Type:

PREVIOUS OWNER

Owner 1:	NEBOLSINE TR - PETER E
Owner 2:	NEBOLSINE TR - CYNTHIA B
Street 1:	12 OAK KNOLL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1908

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2212 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		42688.2		SQUARE FE	PRIME SITE		0	7.25	1.61	R1									498,847						498,800	

Total AC/HA:	0.97999	Total SF/SM:	42688	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	498,847	SpI Credit	Total:	498,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.980	423,900		498,800	922,700
Total Card		0.980	423,900	498,800	922,700
Total Parcel		0.980	423,900	498,800	922,700
Source:		Market Adj Cost	Total Value per SQ unit /Card:		417.13 /Parcel: 417.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	402,300	0	.98	469,900	872,200		Year End Roll	12/2/2024
2024	101	FV	393,700	0	.98	461,000	854,700		Year end	11/9/2023
2023	101	FV	365,600	0	.98	481,600	847,200	847,200	Year end	11/3/2022
2022	101	FV	323,500	0	.98	435,500	759,000	759,000	Year End Roll	10/19/2021
2021	101	FV	307,000	0	.98	378,400	685,400	685,400	Year End Roll	10/15/2020
2020	101	FV	304,800	0	.98	326,800	631,600	631,600	Year End Roll	9/26/2019
2019	101	FV	282,500	0	.98	312,400	594,900	594,900	Create Final va	6/4/2019
2018	101	FV	282,500	0	.98	312,400	594,900	594,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEBOLSINE TR,PE	1471-121		5/28/2015		649,000	No	No		
NEBOLSINE,PETER	1432-98		4/8/2013	FAMILY	10	No	No		
Nebolsine Tr,Pe	1422-10		8/20/2012	FAMILY	1	No	No		
NEBOLSINE,PETER	1389-62		8/27/2010	FAMILY	10	No	No		
NEBOLSINE PETER	1381-12		3/1/2010	FAMILY	10	No	No		
NEBOLSINE PETER	1325-85		8/29/2006	FAMILY	10	No	No		
CASSELS CHRISTI	01259-84		10/11/2002		570,000	No	No		
CASSELS CHRISTI	1216-111		1/5/2000	CONVENIENC	120,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	7046	SOLAR PA	25,620	C				Install solar pane
4/1/2016	6379	RENOVATI	5,000	C	6/23/2016			Alterations to exi

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/22/1999	MEAS+INSPCTD	600	
5/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	29 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:	

PRINT
 Date Time
 09/26/25 15:48:34
 LAST REV
 Date Time
 06/27/18 15:07:30
 blakeley
 1099

Parcel ID 119 8 0

!1099!

Entered Lot Size
 Total Land:
 Land Unit Type:

Legal Description
 3197

User Acct
 0
 GIS Ref
 GIS Ref
 Insp Date
 09/16/13

