Total Card / Total Parcel
- APPRAISED: 957,100 / 957,100
- USE VALUE: 957,100 / 957,100
- ASSESSED: 957,100 / 957,100

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	463,000		494,100	957,100
Total Card	0.930	463,000		494,100	957,100
Total Parcel	0.930	463,000		494,100	957,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 268.85 | /Parcel: 268.85

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size | Total Land:

Insp Date 05/30/18

Land Unit Type:

OWNERSHIP
Unit #:

- Owner 1: MURPHY TR PATRICK J
- Owner 2: COLBY TR CHARLENE J
- Owner 3: MURPHY COLBY REALTY TRUST
- Street 1: 4 OAK KNOLL RD
- Street 2:
- Twn/City: LINCOLN
- St/Prov: MA | Cntry | Own Occ: Y
- Postal: 01773-1908 | Type:

PREVIOUS OWNER

- Owner 1: MURPHY - PATRICK J
- Owner 2: COLBY - CHARLENE J
- Street 1: 4 OAK KNOLL RD
- Twn/City: LINCOLN
- St/Prov: MA | Cntry
- Postal: 01773-1908

PREVIOUS ASSESSMENT

Parcel ID 119 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	437,600	0	.93	465,500	903,100		Year End Roll	12/2/2024
2024	101	FV	426,400	0	.93	456,600	883,000		Year end	11/9/2023
2023	101	FV	390,200	0	.93	477,100	867,300	867,300	Year end	11/3/2022
2022	101	FV	331,400	0	.93	431,400	762,800	762,800	Year End Roll	10/19/2021
2021	101	FV	318,400	0	.93	374,800	693,200	693,200	Year End Roll	10/15/2020
2020	101	FV	315,500	0	.93	242,800	558,300	558,300	Year End Roll	9/26/2019
2019	101	FV	283,700	0	.93	216,600	500,300	500,300	Create Final va	6/4/2019
2018	101	FV	252,600	0	.93	216,600	469,200	469,200	Year End Roll	9/28/2017

!1101!

PRINT
Date	Time
09/26/25	15:48:46

LAST REV
Date	Time
12/12/23	10:45:46
blakeley	

PAT ACCT. 1101

USER DEFINED
- Prior Id # 1: 29 6 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:

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 3560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY,PATRICK	1608-21		10/26/2023	CONVENIENC	1	No	No		
JEFFREY M. MUDG	1094-192		5/8/1992	BANKRUPTCY	136,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2021	R-21-0209	MANUAL	70,000	O				Demo roof overhang
12/14/2001	2415	WDK	1,700	C	6/29/2002			
5/11/2001	2223	RENO-ADD	42,500	C	6/29/2002			addition in back,

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	
2/6/1996	MEAS+INSPCTD	606	

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

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		40510.4		SQUARE FE	PRIME SITE		0	7.25	1.68	R1									494,110						494,100	

Total AC/HA: 0.92999 | Total SF/SM: 40510 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 1 | Total: 494,110 | Spl Credit | Total: 494,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 50 %
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1955 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.4 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.08707869
Const Adj.:	1.04549992
Adj $ / SQ:	163.662
Other Features:	61750
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604401
Depreciation:	141430
Depreciated Total:	462971

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: 7			BRs: 4			Baths: 2		HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 570517.5257
Juris. Factor:		Before Depr:	196.39
Special Features:	0	Val/Su Net:	122.36
Final Total:	463000	Val/Su SzAd	260.11

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,780	81.830	145,659
FFL	1ST FLOOR	1,780	163.660	291,318
WDK	WOOD DECK	224	22.050	4,940

Net Sketched Area:	3,784	Total:	441,917
Size Ad	1780 Gross Area	3784 FinArea	3560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 119 6 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 Features:	Total: