

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HSU CHENG PEI
Owner 2:	HSU MAGGIE WW
Owner 3:	
Street 1:	3 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1903 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		47915.8		SQUARE FE	PRIME SITE		0	4.54	1.028	R1			LOCATIO	-30					223,651						223,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	323,300	500	1.100	223,700	547,500	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 125.52						/Parcel: 125.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	323,300	500	1.1	223,700	547,500	547,500	Year End Roll	9/28/2017
2017	101	FV	320,000	500	1.1	223,700	544,200	544,200	Year End Roll	9/29/2016
2016	101	FV	316,700	500	1.1	217,200	534,400	534,400	Year End Roll	1/14/2016
2015	101	FV	310,100	500	1.1	172,400	483,000	483,000	Year End	10/2/2014
2014	101	FV	299,200	500	1.1	189,200	488,900	488,900	Year End Roll	1/23/2014
2013	101	FV	292,600	500	1.17	235,300	528,400	528,400	Year End Roll	10/25/2012
2012	101	FV	294,800	500	1.17	285,200	580,500	580,500	Year End	1/26/2012
2011	101	FV	304,800	500	1.17	231,000	536,300	536,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOYCE W. LYONS	973-106		8/12/1983		112000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/30/1998	1604	ADDITION	28,670	C	6/26/2000			6/26/00 100%
12/30/1998	1605	GARAGE	75,790	C	6/26/2000			6/26/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/26/2000	MEAS/EXT INS	611	P MULHERN
2/6/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

