



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TREVELYAN TR EOIN WILLIAM
Owner 2:	TREVELYAN TR J ANN DEVITT
Owner 3:	TREVELYAN FAMILY 2015 REV TRST
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:	TREVELYAN - EOIN
Owner 2:	TREVELYAN - J ANN
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(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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	4.54	1.166	R1			LOCATIO	-15					276,619						276,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	166,700		1.200	276,600	443,300
Total Card		166,700	1.200	276,600	443,300
Total Parcel		166,700	1.200	276,600	443,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 207.15		/Parcel: 207.15	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	166,700	0	1.2	276,600	443,300	443,300	Year End Roll	9/28/2017
2017	101	FV	164,900	0	1.2	276,600	441,500	441,500	Year End Roll	9/29/2016
2016	101	FV	163,200	0	1.2	268,700	431,900	431,900	Year End Roll	1/14/2016
2015	101	FV	159,700	0	1.2	213,300	373,000	373,000	Year End	10/2/2014
2014	101	FV	152,700	0	1.2	216,800	369,500	369,500	Year End Roll	1/23/2014
2013	101	FV	149,200	0	1.16	234,800	384,000	384,000	Year End Roll	10/25/2012
2012	101	FV	149,200	0	1.16	284,600	433,800	433,800	Year End	1/26/2012
2011	101	FV	154,500	0	1.16	288,200	442,700	442,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TREVELYAN,EOIN	1480-100		10/18/2015	FAMILY	100	No	No			
SHAPIRO SUSAN R	821-189		7/14/1972		60000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

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	J SMITH
9/11/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

