

Town Of Lincoln



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 Own Occ: Y
Postal:	01773-1903 Type:

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(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		41382		SQUARE FE	PRIME SITE		0	4.54	1.653	R1									310,602						310,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	238,900	29,400	0.950	310,600	578,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 199.48						/Parcel: 199.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	238,900	29400	.95	310,600	578,900	578,900	Year End Roll	9/28/2017
2017	101	FV	236,400	29400	.95	310,600	576,400	576,400	Year End Roll	9/29/2016
2016	101	FV	233,900	29400	.95	301,700	565,000	565,000	Year End Roll	1/14/2016
2015	101	FV	228,900	29400	.95	239,500	497,800	497,800	Year End	10/2/2014
2014	101	FV	225,900	42100	.95	229,900	497,900	497,900	Year End Roll	1/23/2014
2013	101	FV	220,900	42100	.95	225,800	488,800	488,800	Year End Roll	10/25/2012
2012	101	FV	220,900	42100	.95	273,700	536,700	536,700	Year End	1/26/2012
2011	101	FV	228,400	42100	.95	277,100	547,600	547,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARLO PETER A,	1355-96		6/25/2008		590000	No	No			
CATHARINE T. CI	940-23		10/30/1980		159000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2015	6216	SOLAR PA	23,000	C				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	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

