



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARY SCOTT A
Owner 2:	CLARY HEATHER L
Owner 3:	
Street 1:	11 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHOLAWSKY ELIABETH M -
Owner 2:	DUTT JAMES E -
Street 1:	11 OAK KNOLL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1903

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946.2		SQUARE FE	PRIME SITE		0	4.54	1.668	R1									310,009						310,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	156,400	1,300	0.940	310,000	467,700	637
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 242.95						/Parcel: 242.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	153,100	1300	.94	310,000	464,400	464,400	Year End Roll	9/28/2017
2017	101	FV	151,600	1300	.94	310,000	462,900	462,900	Year End Roll	9/29/2016
2016	101	FV	150,000	1300	.94	301,100	452,400	452,400	Year End Roll	1/14/2016
2015	101	FV	147,000	1300	.94	239,000	387,300	387,300	Year End	10/2/2014
2014	101	FV	140,900	1300	.94	229,400	371,600	371,600	Year End Roll	1/23/2014
2013	101	FV	137,800	1300	.92	224,500	363,600	363,600	Year End Roll	10/25/2012
2012	101	FV	137,800	1300	.92	272,100	411,200	411,200	Year End	1/26/2012
2011	101	FV	142,400	1300	.92	275,500	419,200	419,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHOLAWSKY ELIAB	1213-193		10/27/1999		342000	No	No			
JACK K. CARVER	1074-12		9/29/1990		250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2002	2440	SHED	2,000	C	6/29/2002			
5/29/2001	2241	MANUAL	3,000	C	6/29/2002			extend entry foyer
11/17/1994	612-94	HOT TUB		C	9/7/1995			

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/EXT INS	613	M COLE
2/6/1996	ENTRY DENIED	606	J SMITH
9/7/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.94000	Total SF/SM:	40946.40	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	310,009	Spl Credit:		Total:	310,000
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

