



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: O'CONNELL JOHN J
 Owner 2: HTOO RHONDA
 Owner 3:
 Street 1: 12 OAK KNOLL RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1908 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	282,500		0.980	312,400	594,900	3197
Total Card		282,500	0.980	312,400	594,900	Entered Lot Size
Total Parcel		282,500	0.980	312,400	594,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 268.94		/Parcel: 268.94		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
09/16/13

PREVIOUS OWNER

Owner 1: NEBOLSINE TR - PETER E
 Owner 2: NEBOLSINE TR - CYNTHIA B
 Street 1: 12 OAK KNOLL RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1908 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	282,500	0	.98	312,400	594,900	594,900	Year End Roll	9/28/2017
2017	101	FV	280,200	0	.98	312,400	592,600	592,600	Year End Roll	9/29/2016
2016	101	FV	198,900	0	.98	303,400	502,300	502,300	Year End Roll	1/14/2016
2015	101	FV	195,300	0	.98	240,800	436,100	436,100	Year End	10/2/2014
2014	101	FV	187,100	0	.98	231,200	418,300	418,300	Year End Roll	1/23/2014
2013	101	FV	183,400	0	.96	226,200	409,600	409,600	Year End Roll	10/25/2012
2012	101	FV	183,400	0	.96	274,200	457,600	457,600	Year End	1/26/2012
2011	101	FV	188,900	0	.96	277,600	466,500	466,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEBOLSINE TR,PE	1471-121		5/28/2015		649000	No	No			
NEBOLSINE,PETER	1432-98		4/8/2013	FAMILY	10	No	No			
Nebolsine Tr,Pe	1422-10		8/20/2012	FAMILY	1	No	No			
NEBOLSINE,PETER	1389-62		8/27/2010	FAMILY	10	No	No			
NEBOLSINE PETER	1381-12		3/1/2010	FAMILY	10	No	No			
NEBOLSINE PETER	1325-85		8/29/2006	FAMILY	10	No	No			
CASSELS CHRISTI	01259-84		10/11/2002		570000	No	No			
CASSELS CHRISTI	1216-111		1/5/2000	CONVENIENC	120000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .98 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 3 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/25/2018	7046	SOLAR PA	25,620	C				Install solar pane
4/1/2016	6379	RENOVATI	5,000	C	6/23/2016			Alterations to exi

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/22/1999	MEAS+INSPCTD	600	PA
5/10/1996	MEAS+INSPCTD	606	J SMITH

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688.2		SQUARE FE	PRIME SITE		0	4.54	1.612	R1									312,381						312,400	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.97999	Total SF/SM: 42688.36	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	312,381	Spl Credit	Total:	312,400
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