



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURPHY PATRICK J
Owner 2:	COLBY CHARLENE J
Owner 3:	
Street 1:	4 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1908 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .93 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:				Topo		
D				Street	1	PAVED
s				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		40510.4		SQUARE FE	PRIME SITE		0	4.54	1.178	R1			LOCATIO	-30					216,591						216,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	283,700		0.930	216,600	500,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 140.53						/Parcel: 140.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	252,600	0	.93	216,600	469,200	469,200	Year End Roll	9/28/2017
2017	101	FV	250,000	0	.93	216,600	466,600	466,600	Year End Roll	9/29/2016
2016	101	FV	247,500	0	.93	210,400	457,900	457,900	Year End Roll	1/14/2016
2015	101	FV	242,500	0	.93	167,000	409,500	409,500	Year End	10/2/2014
2014	101	FV	232,400	0	.93	183,200	415,600	415,600	Year End Roll	1/23/2014
2013	101	FV	227,400	0	.99	227,500	454,900	454,900	Year End Roll	10/25/2012
2012	101	FV	227,400	0	.99	275,700	503,100	503,100	Year End	1/26/2012
2011	101	FV	235,000	0	.99	223,400	458,400	458,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JEFFREY M. MUDG	1094-192		5/8/1992	BANKRUPTCY	136000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/14/2001	2415	WDK	1,700	C	6/29/2002			
5/11/2001	2223	RENO-ADD	42,500	C	6/29/2002			addition in back,

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+INSPCTD	613	M COLE
2/6/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

