



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
341		SOUTH GREAT RD, LINCOLN

**OWNERSHIP**

Owner 1:	MCKNIGHT-IWANY TR DONNA E
Owner 2:	STACEY TR DEBORAH J
Owner 3:	RICHARD MCKNIGHT TRUST
Street 1:	7 PARKER RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01730 Type:

**PREVIOUS OWNER**

Owner 1:	McKnight - Eleanor J
Owner 2:	-
Street 1:	341 South Great Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4305

**NARRATIVE DESCRIPTION**

This Parcel contains 1.41 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, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		61419		SQUARE FE	PRIME SITE		0	4.75	1.212	R1									353,522						353,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	102,500	3,300	1.410	353,500	459,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 266.08						/Parcel: 266.08	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	92,700	3300	1.41	337,900	433,900	433,900	Create Final value 2019	6/4/2019
2018	101	FV	92,700	3300	1.41	337,900	433,900	433,900	Year End Roll	9/28/2017
2017	101	FV	113,900	1200	1.41	337,900	453,000	453,000	Year End Roll	9/29/2016
2016	101	FV	112,700	1200	1.41	328,200	442,100	442,100	Year End Roll	1/14/2016
2015	101	FV	110,300	1200	1.41	260,500	372,000	372,000	Year End	10/2/2014
2014	101	FV	105,400	1200	1.41	250,100	356,700	356,700	Year End Roll	1/23/2014
2013	101	FV	102,900	1200	1.41	245,600	349,700	349,700	Year End Roll	10/25/2012
2012	101	FV	102,900	1200	1.41	238,200	342,300	342,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
McKnight,Eleano	59675-6		8/2/2012	FAMILY		100	No	No		
PROBATE 91P3640	8580-366		10/19/1955			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2004	3089	ROOF		C	3/14/2005			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

