

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOUZIE EVAN MICHAEL
Owner 2:	MARGESON KRISTEN ASTRID
Owner 3:	
Street 1:	7 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1903 Type:

PREVIOUS OWNER

Owner 1:	TREVELYAN TR - EOIN WILLIAM
Owner 2:	TREVELYAN TR - J ANN DEVITT
Street 1:	7 OAK KNOLL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1903

NARRATIVE DESCRIPTION

This Parcel contains 1.2 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, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52271.4		SQUARE FE	PRIME SITE		0	4.75	1.234	R1			LOCATIO	-10					306,438						306,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	184,100		1.200	306,400	490,500
Total Card		184,100	1.200	306,400	490,500
Total Parcel		184,100	1.200	306,400	490,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 229.21		/Parcel: 229.21	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	166,700	0	1.2	276,600	443,300	443,300	Create Final value 2019	6/4/2019
2018	101	FV	166,700	0	1.2	276,600	443,300	443,300	Year End Roll	9/28/2017
2017	101	FV	164,900	0	1.2	276,600	441,500	441,500	Year End Roll	9/29/2016
2016	101	FV	163,200	0	1.2	268,700	431,900	431,900	Year End Roll	1/14/2016
2015	101	FV	159,700	0	1.2	213,300	373,000	373,000	Year End	10/2/2014
2014	101	FV	152,700	0	1.2	216,800	369,500	369,500	Year End Roll	1/23/2014
2013	101	FV	149,200	0	1.16	234,800	384,000	384,000	Year End Roll	10/25/2012
2012	101	FV	149,200	0	1.16	284,600	433,800	433,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TREVELYAN TR,EO	1543-182		5/15/2019		801000	No	No	
TREVELYAN,EOIN	1480-100		10/18/2015	FAMILY	100	No	No	
SHAPIRO SUSAN R	821-189		7/14/1972		60000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/6/1996	ENTRY DENIED	606	
9/11/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:	26 - WOOD	50%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE	
Year Blt:	1955	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:	1 - DRYWALL	50%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		30.8%

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More: N Total Yard Items: Total Special Features: Total:

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		30.8%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.10046732
Const Adj.:	1.01999998
Adj \$ / SQ:	95.411
Other Features:	46500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	266107
Depreciation:	81961
Depreciated Total:	184146

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	8	BR:	3	Baths:	1	HB:	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

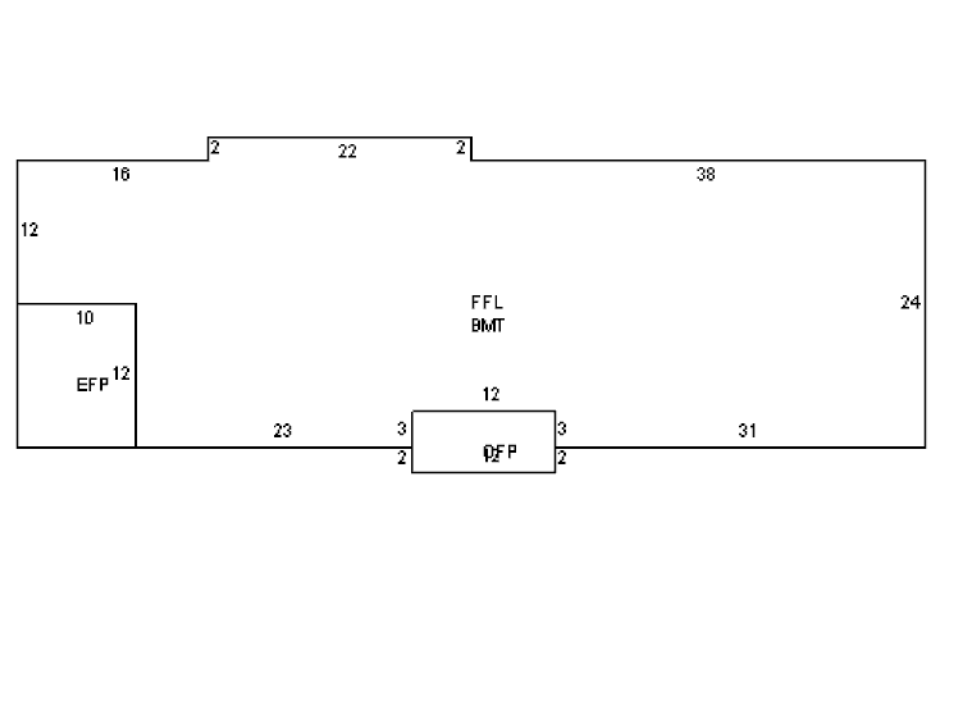
No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 119 11 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,712	29.820	51,045	
FFL	1ST FLOOR	1,712	95.410	163,343	
EFP	ENCL PORCH	120	36.000	4,320	
OPF	OPEN PORCH	60	15.000	900	
Net Sketched Area: 3,604 Total: 219,608					
Size Ad	1712	Gross Area	3604	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE

