

119

12

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

963,300 /

963,300

ASSESSed:

963,300 /

963,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HSU CHENG PEI
Owner 2:	HSU MAGGIE WW
Owner 3:	
Street 1:	3 OAK KNOLL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1903 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily VINYL Exterior and 3800 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		47915.8		SQUARE FE	PRIME SITE		0	7.25	1.47	R1									510,218						510,200	

Total AC/HA:	1.10000	Total SF/SM:	47916	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	510,218	SpI Credit	Total:	510,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	452,600	500	510,200	963,300
Total Card 1.100 452,600 500 510,200 963,300					
Total Parcel 1.100 452,600 500 510,200 963,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		253.47	/Parcel: 253.47

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	507,200	500	1.1	480,700	988,400		Year End Roll	12/2/2024
2024	101	FV	494,400	500	1.1	471,500	966,400		Year end	11/9/2023
2023	101	FV	452,800	500	1.1	492,600	945,900	945,900	Year end	11/3/2022
2022	101	FV	385,300	500	1.1	445,500	831,300	831,300	Year End Roll	10/19/2021
2021	101	FV	359,400	500	1.1	387,100	747,000	747,000	Year End Roll	10/15/2020
2020	101	FV	356,100	500	1.1	250,700	607,300	607,300	Year End Roll	9/26/2019
2019	101	FV	323,300	500	1.1	223,700	547,500	547,500	Create Final va	6/4/2019
2018	101	FV	323,300	500	1.1	223,700	547,500	547,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOYCE W. LYONS	973-106		8/12/1983		112,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/1998	1604	ADDITION	28,670	C	6/26/2000			6/26/00 100%
12/30/1998	1605	GARAGE	75,790	C	6/26/2000			6/26/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	LEFT NOTICE	6	JN
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/26/2000	MEAS/EXT INS	611	
2/6/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/16/13
!924!	
PRINT	
Date	09/26/25
Time	15:30:13
LAST REV	
Date	12/18/24
Time	11:25:33
apro	
924	



USER DEFINED

Prior Id # 1:	23 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

