Total Card / Total Parcel
APPRAISED: 2,088,100 / 2,088,100
USE VALUE: 2,088,100 / 2,088,100
ASSESSED: 2,088,100 / 2,088,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FRIDOLIN HL, LINCOLN

OWNERSHIP
Unit #:

Owner 1:	TASKOR YESIM
Owner 2:	PIRNAR HALIL ALI
Owner 3:	
Street 1:	5 FRIDOLIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: N
Postal: 01773	Type:

PREVIOUS OWNER

Owner 1:	BARRON - DONALD W
Owner 2:	-
Street 1:	5 FRIDOLIN HL
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773	

NARRATIVE DESCRIPTION
This parcel contains 1.803 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1997, having primarily WOOD SHING Exterior and 4978 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.803	1,135,000		953,100	2,088,100
Total Card	1.803	1,135,000		953,100	2,088,100
Total Parcel	1.803	1,135,000		953,100	2,088,100

Source: Market Adj Cost Total Value per SQ unit /Card: 419.47 /Parcel: 419.47

Legal Description 934

Parcel ID 132 24 0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,071,000	0	1.803	925,300	1,996,300		Year End Roll	12/2/2024
2024	101	FV	1,025,900	0	1.803	907,000	1,932,900		Year end	11/9/2023
2023	101	FV	1,018,600	0	1.803	735,900	1,754,500	1,754,500	Year end	11/3/2022
2022	101	FV	900,300	0	1.803	681,000	1,581,300	1,581,300	Year End Roll	10/19/2021
2021	101	FV	867,400	0	1.803	636,500	1,503,900	1,503,900	Year End Roll	10/15/2020
2020	101	FV	859,900	0	1.803	660,300	1,520,200	1,520,200	Year End Roll	9/26/2019
2019	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Create Final va	6/4/2019
2018	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Year End Roll	9/28/2017

SALES INFORMATION
TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRON,DONALD W	1516-69		9/29/2017	MULTI-PARCEL	1,400,000	No	No		
KOCH VICTOR R,	1325-6		8/17/2006		1,506,000	No	No		This property also has 1/2 ownership in parce
FILLMORE MICHAE	1202-30		3/16/1999		888,000	No	No		
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400,000	Yes	No		ADDNL 1ST $100000

PAT ACCT. 1383

User Acct
0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 01/19/17

!1383!

PRINT

Date	Time
09/26/25	16:18:39

LAST REV

Date	Time
10/13/17	15:59:11

blakeley

USER DEFINED

Prior Id # 1:	48 6 5
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:	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/1997	1235	NEW HOME	340,000	C	3/27/1999			6/23/98 90%

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
8/23/2007	MEAS/EXT INS	617	D HASCHIG
7/1/1999	MEAS/EXT INS	600	
3/27/1999	MEAS/EXT INS	602	
6/23/1998	MEAS/EXT INS	600	

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78527.4		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									953,110						953,100	

| Total AC/HA: 1.80274 | Total SF/SM: 78527 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 4 | Total: 953,110 | Spl Credit | Total: 953,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A- - V GOOD-
Year Blt:	1997 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

BATH FEATURES

Field	Value	Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	2	AVERAGE
A HBth:		
OthrFix:	5	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	12. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.5 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.87053037
Const Adj.:	1.01999998
Adj $ / SQ:	114.544
Other Features:	69742
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1297147
Depreciation:	162143
Depreciated Total:	1135004

COMMENTS

Also owns 50% of 48-6-6, a 4.19-acre parcel of open space..

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	RMs: 9	BRs: 5	Baths: 3	HB 2

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 1216799.601

Juris. Factor:		Before Depr:	200.45
Special Features:	0	Val/Su Net:	134.88
Final Total:	1135000	Val/Su SzAd	228.00

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,664	114.540	305,146
FFL	1ST FLOOR	2,314	114.540	265,056
BMT	BASEMENT	2,119	28.640	60,680
GAR	GARAGE	816	38.520	31,432
WDK	WOOD DECK	270	20.890	5,642
PAT	PATIO	182	14.980	2,726
OFP	OPEN PORCH	50	16.050	802
Net Sketched Area:	8,415		Total:	671,484
Size Ad	4978	Gross Area	8415	FinArea 4978

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 132 24 0

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 Featues:		Total:	