

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		TABOR HILL RD, LINCOLN

OWNERSHIP

Owner 1:	KO NAI N
Owner 2:	KO JULIA KS
Owner 3:	
Street 1:	40 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

PREVIOUS OWNER

Owner 1:	KO NAI N -
Owner 2:	KO JULIA KS -
Street 1:	40 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2906

NARRATIVE DESCRIPTION

This parcel contains 5.8 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2001, having primarily CONC.PANEL Exterior and 6495 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 3 HalfBaths, 8 Rooms, and 3 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		3.963		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									178,335						178,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.800	2,337,200	22,700	1,301,500	3,661,400
Total Card	5.800	2,337,200	22,700	1,301,500	3,661,400
Total Parcel	5.800	2,337,200	22,700	1,301,500	3,661,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 563.73		/Parcel: 563.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,013,300	21600	5.8	1,218,700	3,253,600		Year End Roll	12/2/2024
2024	101	FV	1,876,900	21600	5.8	1,118,900	3,017,400		Year end	11/9/2023
2023	101	FV	1,876,900	21600	5.8	1,098,900	2,997,400	2,997,400	Year end	11/3/2022
2022	101	FV	1,616,400	15800	5.8	1,040,500	2,672,700	2,672,700	Year End Roll	10/19/2021
2021	101	FV	1,644,500	15800	5.8	1,078,900	2,739,200	2,739,200	Year End Roll	10/15/2020
2020	101	FV	1,738,200	15800	5.8	1,038,900	2,792,900	2,792,900	Year End Roll	9/26/2019
2019	101	FV	1,581,700	0	5.8	1,014,100	2,595,800	2,595,800	Create Final va	6/4/2019
2018	101	FV	1,581,700	0	5.8	1,014,100	2,595,800	2,595,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KO NAI N,	36174-125		8/20/2002			1	No	No	SWAP 2285 SQ FT WITH 49-3-0
MOOR, JOAN R.	24857-127		9/15/1994		515,000	No	No		
	8009-279		12/19/1952		7,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2003	2738	MANUAL	1,231,000	C	5/22/2004			addition cost for
4/24/2001	2209	NEW HOME	1,219,300	C	5/22/2004			6/22/02 70% 5/10/0
11/15/1996	1089-96	DEMOLITI		C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS/EXT INS	622	K Cuoco
8/21/2018	MEAS+INSPCTD	622	K Cuoco
10/5/2009	ENTRY DENIED	25	D ERSKINE
5/22/2004	ENTRY DENIED	615	
5/10/2003	MEAS/EXT INS	615	
6/22/2002	ENTRY DENIED	613	
8/15/2001	MEAS/EXT INS	600	
10/14/1998	VACANT LOT	602	
6/5/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	49 2 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:	

!1387!

PRINT

Date	Time
09/26/25	16:19:20

LAST REV

Date	Time
10/26/18	12:58:20

apro 1387

PAT ACCT.

