Map	Lot	Sublot	Building	Unit	CARD
146	26	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	3,297,000	/	3,297,000
USE VALUE:	3,297,000	/	3,297,000
ASSESSED:	3,297,000	/	3,297,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BARASH TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	39 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ECONOMIC VENTURES LLC -
Owner 2:	-
Street 1:	148 SANDY POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5.017 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2002, having primarily WOOD Exterior and 5796 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 17 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.017	2,017,400	13,300	1,266,300	3,297,000
Total Card	5.017	2,017,400	13,300	1,266,300	3,297,000
Total Parcel	5.017	2,017,400	13,300	1,266,300	3,297,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.84 | /Parcel: 568.84

Legal Description

See plan 2015-64 for additional acreage

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
0			05/22/04

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146 26 0

!1388!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,911,500	12400	5.017	1,191,300	3,115,200		Year End Roll	12/2/2024
2024	101	FV	1,798,900	1000	5.017	1,095,400	2,895,300		Year end	11/9/2023
2023	101	FV	1,798,900	1000	5.017	1,075,400	2,875,300	2,875,300	Year end	11/3/2022
2022	101	FV	1,616,900	1500	5.017	1,017,000	2,635,400	2,635,400	Year End Roll	10/19/2021
2021	101	FV	1,644,800	1500	5.017	1,055,400	2,701,700	2,701,700	Year End Roll	10/15/2020
2020	101	FV	1,510,800	1500	5.017	1,015,400	2,527,700	2,527,700	Year End Roll	9/26/2019
2019	101	FV	1,603,100	1500	5.017	990,600	2,595,200	2,595,200	Create Final va	6/4/2019
2018	101	FV	1,603,100	1500	5.017	990,600	2,595,200	2,595,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:19:29

LAST REV

Date	Time
06/24/24	16:09:28

apro

USER DEFINED

Prior Id # 1:	49 3 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1388

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECONOMIC VENTUR	72536-173		5/1/2019		3,000,000	No	No		
CARTUS FINANCIA	52934-393		6/5/2009		2,600,000	No	No		
LAWRENCE TAYLOR	52111-442		1/21/2009	OTHER	2,800,000	No	No		Relocation Company
ADAMS PATRICIA	47454-549		5/15/2006		3,300,000	No	No		
ADAMS PATRICIA	36174-127		8/20/2002	CONVENIENC	1	No	No		SWAP 2285 SQ FT WITH 49-2-0
BOLT RICHARD H	31379-031		5/4/2000		910,000	No	No		
BOLT RICHARD H	29225-292		10/6/1998	CONVENIENC	1	No	No		
BOLT, RICHARD H	25566-207		8/14/1995	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2022	R-22-0033	WDK	111,820	O				Frame new 1,248 s.
11/30/2021	R-21-0275	WDK	8,785	O				Install footings f
10/29/2021	R-21-0251	POOL	100,000	O	10/13/2022			Install inground g
10/13/2021	R-21-0237	MANUAL	15,000	O				Engineered footing
6/9/2006	3454	RENOVATI	150,000	C				theater in bmt, ex
5/9/2003	2683	RENO-GAR	49,000	C	5/22/2004			raise roof by 3ft
5/11/2001	2226	NEW HOME	1,150,000	C	5/10/2003			6/22/02 60%
4/18/2001	2205	DEMOLITI		C	6/12/2001			
4/5/1995	684-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	ENTRY DENIED	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	
5/22/2004	MEAS/EXT INS	615	
6/18/2003	MEAS/EXT INS	615	
5/10/2003	MEAS/EXT INS	615	
6/22/2002	MEAS/EXT INS	613	
6/12/2001	MEAS/EXT INS	615	
10/14/1998	MEAS+INSPCTD	602	
11/21/1995	MEAS+INSPCTD	607	

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		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		3.18		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									143,100						143,100	

Total AC/HA:	5.01655	Total SF/SM:	218521	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,266,300	Spl Credit		Total:	1,266,300

EXTERIOR INFORMATION

Type:	10 - ECLECTIC		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	AAA - SUPERB+		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	5.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5	%

CALC SUMMARY

Basic $ / SQ:	111.00
Size Adj.:	0.86661810
Const Adj.:	0.96709996
Adj $ / SQ:	93.030
Other Features:	120488
Grade Factor:	3.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2123619
Depreciation:	106181
Depreciated Total:	2017438

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	RMs:	17	BRs:	4	Baths:	4	HB	2

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	17	4	
Totals			
1	17	4	

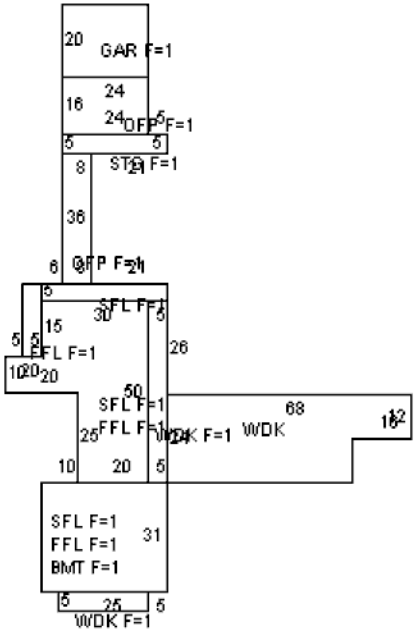
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1678293.495

Juris. Factor:		Before Depr:	279.09
Special Features:	0	Val/Su Net:	215.95
Final Total:	2017400	Val/Su SzAd	392.11

SKETCH



SUB AREA

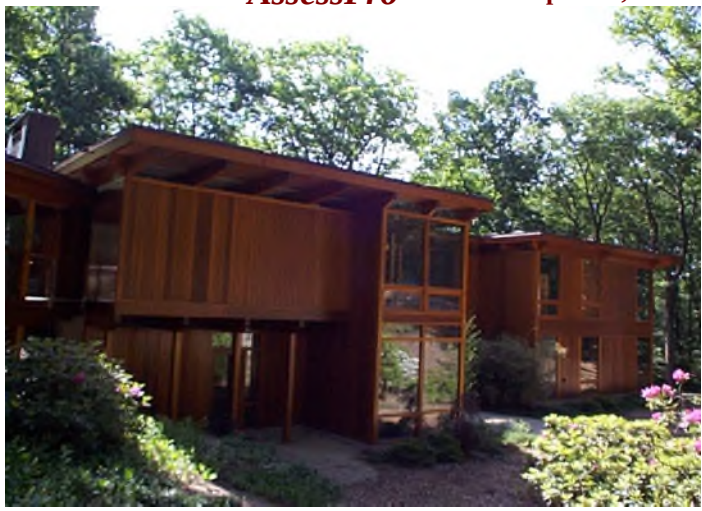
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,610	93.030	242,808
FFL	1ST FLOOR	2,535	93.030	235,831
WDK	WOOD DECK	1,815	16.090	29,199
BMT	BASEMENT	1,085	44.190	47,945
OFP	OPEN PORCH	672	16.050	10,786
GAR	GARAGE	480	38.520	18,490
STG	STORAGE	145	16.050	2,327
	Net Sketched Area:	9,342	Total:	587,386
Size Ad	5145	Gross Area	9342	FinArea	5796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	0

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146 26 0

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
93	HOT TUB	D	Y	1	1	A	AV	2004	2,200.00	T	50	101			1,100			1,100
12	POOL I-G	D	Y	1	18x34	A	AV	2022	23.54	T	15	101			12,200			12,200

More:	N	Total Yard Items:	13,300	Total Special Featues:		Total:	13,300