

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARNEMAN TR THOMAS J
Owner 2:	ARNEMAN TR JOANNE
Owner 3:	37 TABOR HILL RD NOMINEE TRUST
Street 1:	37 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARNEMAN - THOMAS J
Owner 2:	ARNEMAN - JOANNE
Street 1:	37 TABOR HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.44 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily WOOD Exterior and 2260 Square Feet, with 1 Unit, 2 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		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		0.603		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									27,135						27,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.440	365,500		1,150,300	1,515,800
Total Card	2.440	365,500		1,150,300	1,515,800
Total Parcel	2.440	365,500		1,150,300	1,515,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 670.83		/Parcel: 670.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	338,000	0	2.44	1,101,100	1,439,100		Year End Roll	12/2/2024
2024	101	FV	334,500	0	2.44	1,018,100	1,352,600		Year end	11/9/2023
2023	101	FV	292,400	0	2.44	998,100	1,290,500	1,290,500	Year end	11/3/2022
2022	101	FV	264,200	0	2.44	939,700	1,203,900	1,203,900	Year End Roll	10/19/2021
2021	101	FV	250,500	0	2.44	978,100	1,228,600	1,228,600	Year End Roll	10/15/2020
2020	101	FV	246,700	0	2.44	938,100	1,184,800	1,184,800	Year End Roll	9/26/2019
2019	101	FV	244,900	0	2.44	913,300	1,158,200	1,158,200	Create Final va	6/4/2019
2018	101	FV	244,900	0	2.44	913,300	1,158,200	1,158,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNEMAN,THOMAS	77151-134		3/5/2021	CONVENIENC	100	No	No		
ARNEMAN TR,THOM	76228-264		11/20/2020	CONVENIENC	99	No	No		
ARNEMAN,THOMAS	65407-45		5/22/2015	CONVENIENC	100	No	No		
ECONOMIC VENTUR	64852-358		1/29/2015	CHD>SALE	1,030,000	No	No		
JACKSON HUSON T	55583-380		10/13/2010		1,038,243	No	No		
JACKSON HUSON,	44398-176		12/30/2004	CONVENIENC	1	No	No		
HUSON + POLLY J	24176-549		1/19/1994	FAMILY	1	No	No		
	10254-572		4/19/1963		52,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2015	6007	RENOVATI	180,000	C	9/11/2015			Renovate kitchen,

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2016	SALES INSP	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	MEAS+INSPCTD	602	
5/9/1996	MEAS+INSPCTD	606	
1/21/1996	ENTRY DENIED	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	49 4 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:	

PRINT

Date	Time
09/26/25	16:19:36

LAST REV

Date	Time
03/18/21	14:04:17

blakeley 1389

!1389!

