

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEBELUNG TR MARK RUDOLPH
Owner 2:	BRAY TR CHANTAL
Owner 3:	M NEBELUNG TRUST/C BRAY TRUST
Street 1:	33 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NEBELUNG - MARK RUDOLPH
Owner 2:	BRAY - CHANTAL
Street 1:	33 TABOR HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily WOOD Exterior and 7903 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 6 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		2.363		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									106,335						106,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.200	3,489,600	9,700	1,229,500	4,728,800
Total Card	4.200	3,489,600	9,700	1,229,500	4,728,800
Total Parcel	4.200	3,489,600	9,700	1,229,500	4,728,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 598.36		/Parcel: 598.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,957,400	9000	4.2	1,162,700	4,129,100		Year End Roll	12/2/2024
2024	101	FV	2,766,800	9000	4.2	1,070,900	3,846,700		Year end	11/9/2023
2023	101	FV	2,415,100	9000	4.2	1,050,900	3,475,000	3,475,000	Year end	11/3/2022
2022	101	FV	2,276,700	11000	4.2	992,500	3,280,200	3,280,200	Year End Roll	10/19/2021
2021	101	FV	2,238,700	11000	4.2	1,030,900	3,280,600	3,280,600	Year End Roll	10/15/2020
2020	101	FV	2,124,700	11000	4.2	990,900	3,126,600	3,126,600	Year End Roll	9/26/2019
2019	101	FV	2,227,700	11000	4.2	966,100	3,204,800	3,204,800	Create Final va	6/4/2019
2018	101	FV	2,227,700	11000	4.2	966,100	3,204,800	3,204,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEBELUNG,MARK R	74672-497		5/14/2020	FAMILY	99	No	No		
MORATA,EDVALDO	72093-148		1/4/2019		3,400,000	No	No		
Slater Tr,David	60139-471		10/1/2012		2,325,000	No	No		
SLATER DAVID B,	49902-46		8/6/2007	FAMILY	100	No	No		
PARSONS MICHAEL	49859-43		7/30/2007	CONVENIENC	100	No	No		
SLATER DAVID B,	38294-441		3/13/2003	CONVENIENC		No	No		
PEAVY LEOPOLD J	35679-323		6/14/2002		1,000,000	No	No		
	8222-352		1/19/1954		8,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2022	R-22-0153	DOORS	10,090	C	7/26/2022			Remove & replace f
9/27/2021	R-21-0225	WINDOWS	7,000	C				Replace one entry
10/18/2019	R-19-0176	MANUAL	29,496	C				Replace ceilings i
7/10/2013	5467	MANUAL	6,900	C				sheet metal work t
4/8/2013	5358	RENO-ADD	1,828,280	C	8/7/2014			Temp. cert. for re
2/28/2005	3128	MANUAL	306,100	C	6/4/2005			addi cost for #275
5/28/2003	2704	RENOVATI	298,900	C	6/4/2005			demo & prep for in

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	ENTRY DENIED	615	
5/22/2004	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
10/13/1998	MEAS+INSPCTD	602	
11/21/1995	MEAS+INSPCTD	607	
10/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	49 5 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:	

!1390!

PRINT
 Date Time
 09/26/25 16:19:43

LAST REV
 Date Time
 02/09/23 09:30:14
 blakeley
 1390

PAT ACCT.

blakeley
 1390

Parcel ID 146 28 0

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