

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEIN JEFFREY S
Owner 2:	HUNTER LESLIE M
Owner 3:	
Street 1:	22 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANDREWS FRANCIS S -
Owner 2:	ANDREWS DOROTHY W -
Street 1:	PO BOX 267
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0267

NARRATIVE DESCRIPTION

This parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD Exterior and 5577 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 3 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.493		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									52,255						52,300	
101	ONE FAM		0.57		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									19,950						20,000	Private ROW-estima

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.900	804,600		1,030,700	1,835,300
Total Card 3.900 804,600 1,030,700 1,835,300					
Total Parcel 3.900 804,600 1,030,700 1,835,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 329.11		/Parcel: 329.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	759,400	0	3.9	986,700	1,746,100		Year End Roll	12/2/2024
2024	101	FV	738,200	0	3.9	960,200	1,698,400		Year end	11/9/2023
2023	101	FV	674,100	0	3.9	788,200	1,462,300	1,462,300	Year end	11/3/2022
2022	101	FV	571,600	0	3.9	733,000	1,304,600	1,304,600	Year End Roll	10/19/2021
2021	101	FV	503,800	0	3.9	688,200	1,192,000	1,192,000	Year End Roll	10/15/2020
2020	101	FV	499,000	0	3.9	712,200	1,211,200	1,211,200	Year End Roll	9/26/2019
2019	101	FV	441,300	0	3.9	694,600	1,135,900	1,135,900	Create Final va	6/4/2019
2018	101	FV	441,300	0	3.9	694,600	1,135,900	1,135,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREWS FRANCIS	1344-127		9/24/2007		1,150,000	No	No		DEATH CERT. BK 626 PG 158 CERT# 99306
	626-156		9/19/1959		65,000	No	No		

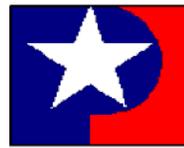
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2022	R-22-0036	WDK	70,000	C	3/21/2022			Contractor change
6/16/2021	R-21-0128	WDK	52,750	O				Demo existing deck
10/14/2009	4305	RENOVATI	28,850	C	7/23/2010			replace 22 windows
9/5/2008	4036	ROOF		C				re-roof dwelling
5/7/2008	3935	MANUAL	5,500	C	5/29/2008			additional cost of
10/25/2007	3804	RENOVATI	28,000	C	6/2/2009			renovations & repa

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2022	QUESTIONNAIR	625	J Frank
4/26/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	MEAS+INSPCTD	602	
12/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	49 7 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:	

