

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TROALIC PETER
Owner 2:	KIM JULIE J
Owner 3:	
Street 1:	26 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2506 Type:

PREVIOUS OWNER

Owner 1:	MILLARD JR TR - DONALD A
Owner 2:	MILLARD TR - JOHN D
Street 1:	26 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This parcel contains 2.471 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1955, having primarily BRICK Exterior and 4786 Square Feet, with 1 Unit, 3 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.634		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									22,190						22,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.471	967,400	14,300	980,600	1,962,300
Total Card 2.471 967,400 14,300 980,600 1,962,300					
Total Parcel 2.471 967,400 14,300 980,600 1,962,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.01		/Parcel: 410.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	932,800	13200	2.471	952,600	1,898,600		Year End Roll	12/2/2024
2024	101	FV	896,900	13200	2.471	931,000	1,841,100		Year end	11/9/2023
2023	101	FV	890,400	13200	2.471	759,000	1,662,600	1,662,600	Year end	11/3/2022
2022	101	FV	798,300	18400	2.471	703,800	1,520,500	1,520,500	Year End Roll	10/19/2021
2021	101	FV	782,800	18400	2.471	659,000	1,460,200	1,460,200	Year End Roll	10/15/2020
2020	101	FV	812,800	18400	2.471	683,000	1,514,200	1,514,200	Year End Roll	9/26/2019
2019	101	FV	786,700	18400	2.471	665,400	1,470,500	1,470,500	Create Final va	6/4/2019
2018	101	FV	786,700	18400	2.471	665,400	1,470,500	1,470,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLARD JR TR,D	1438-110		7/23/2013	CHD>SALE	1,109,000	No	No		
MILLARD DONALD	1281-200		3/19/2004	CONVENIENC		1	No	No	
	606-173		7/19/1958		60,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	7126	MANUAL	5,538	C				Install insulation
1/27/2014	5635	MANUAL	15,000	C				sheet metal work k
11/15/2013	5601	KITCHEN	60,000	C	5/20/2015			amend permit to ad
9/4/2013	5540	RENO-GAR	80,000	C	5/20/2015			convert gar to a f
7/30/2013	5495	DEMOLITI	8,000	C				interior demo only

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
5/20/2015	PERMIT VISIT	619	DH
5/27/2014	MEAS/EXT INS	25	D ERSKINE
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/7/1998	MEAS+INSPCTD	602	
1/12/1996	MEAS+INSPCTD	606	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	49 8 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:	

