

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOREAU CHRISTIAN
Owner 2:	WUILLOT MURIEL
Owner 3:	
Street 1:	28 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

PREVIOUS OWNER

Owner 1:	SWEETSER - ARTHUR F
Owner 2:	SWEETSER - CYNTHIA J
Street 1:	28 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2906

NARRATIVE DESCRIPTION

This parcel contains 1.811 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily WOOD Exterior and 5335 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

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		78873		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									954,348						954,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.811	1,108,900		954,300	2,063,200
Total Card		1.811	1,108,900	954,300	2,063,200
Total Parcel		1.811	1,108,900	954,300	2,063,200
Source:		Market Adj Cost		Total Value per SQ unit /Card:	386.73
				/Parcel:	386.73

Legal Description	User Acct
947	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,017,100	0	1.811	926,500	1,943,600		Year End Roll	12/2/2024
2024	101	FV	976,400	0	1.811	908,100	1,884,500		Year end	11/9/2023
2023	101	FV	837,000	0	1.811	736,900	1,573,900	1,573,900	Year end	11/3/2022
2022	101	FV	738,400	0	1.811	681,900	1,420,300	1,420,300	Year End Roll	10/19/2021
2021	101	FV	697,300	0	1.811	637,300	1,334,600	1,334,600	Year End Roll	10/15/2020
2020	101	FV	684,700	0	1.811	661,200	1,345,900	1,345,900	Year End Roll	9/26/2019
2019	101	FV	697,800	0	1.811	643,700	1,341,500	1,341,500	Create Final va	6/4/2019
2018	101	FV	697,800	0	1.811	643,700	1,341,500	1,341,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEETSER,ARTHUR	1494-45		7/29/2016		1,336,000	No	No		
ADAMS JOHN,	1242-44		9/4/2001		1,150,000	No	No		
LOCASHIO, PHILI	1129-174		7/21/1994		580,000	No	No		
JAMES J. FARAN	1046-14		7/7/1988		515,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2022	R-22-0297	SOLAR PA	40,363	C	2/23/2023			Install 31 roof-mo
8/8/2022	R-22-0184	MANUAL	30,000	C				Repair rot to scre
9/12/2018	7195	ROOF	38,000	C				Strip & re-roof as
2/20/2014	5652	MANUAL	100	C				sheet metal work f
1/2/2014	5624	ROOF	4,000	C				replace garage roo
12/20/2013	5623	RENOVATI	25,000	C	5/27/2014			kitchen remodel
7/8/2010	4514	ADDITION	138,000	C	7/7/2011			master suite addit
5/25/1995	722-95	MANUAL	4,500	C	7/25/1995			SKYLITES

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
5/27/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	MEAS/EXT INS	25	D ERSKINE
9/16/2009	MEAS/EXT INS	25	D ERSKINE
4/4/2002	MEAS+INSPCTD	600	
10/29/1998	MEAS+INSPCTD	602	
12/21/1995	MEAS+INSPCTD	606	
7/25/1995	MEAS/EXT INS	600	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	49 9 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:	

