

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIENFANG DON C
Owner 2:	BIENFANG DENISE R
Owner 3:	
Street 1:	2 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1895, having primarily CLAPBOARD Exterior and 3050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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
				Sewer		
				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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	782,900	27,100	804,100	1,614,100
Total Card		2.000	782,900	27,100	804,100
Total Parcel		2.000	782,900	27,100	804,100
Source: Market Adj Cost		Total Value per SQ Unit /Card:		529.21	/Parcel: 529.21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	737,600	25300	2.	780,900	1,543,800		Year End Roll	12/2/2024
2024	101	FV	703,800	25300	2.	764,900	1,494,000		Year end	11/9/2023
2023	101	FV	593,000	25300	2.	704,900	1,323,200	1,323,200	Year end	11/3/2022
2022	101	FV	501,000	29800	2.	637,700	1,168,500	1,168,500	Year End Roll	10/19/2021
2021	101	FV	537,300	29800	2.	564,900	1,132,000	1,132,000	Year End Roll	10/15/2020
2020	101	FV	545,900	29800	2.	564,900	1,140,600	1,140,600	Year End Roll	9/26/2019
2019	101	FV	548,200	29800	2.	547,300	1,125,300	1,125,300	Create Final va	6/4/2019
2018	101	FV	548,200	29800	2.	547,300	1,125,300	1,125,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIMOTHY RHODES	851-17		7/1/1974		73,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2023	R-23-0152	SOLAR PA	29,078	C	6/21/2023			Install roof-mount
3/28/2023	R-23-0067	ROOF	8,000	C				Strip & re-roof de
11/27/2018	7264	SHEET MT	6,000	C				Sheet metal work t
5/15/2000	1969	RENOVATI	30,000	C	6/15/2001			
6/25/1996	993-96	TEMPORAR		C	1/1/1997			
11/16/1993	394	RENO-ADD	106,000	C	9/6/1995			
11/13/1993	171	W/S FLUE		C	2/2/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2014	MEAS/EXT INS	618	G BOURGAULT
11/20/2012	MEAS+INSPCTD	618	G BOURGAULT
10/5/2009	MEAS/EXT INS	25	D ERSKINE
12/30/2003	ABATE-INSPEC	600	
6/15/2001	MEAS/EXT INS	613	
10/13/1998	MEAS+INSPCTD	602	
12/21/1995	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	
2/2/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	68 12 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:	

!1863!

PRINT

Date	Time
09/26/25	17:17:52

LAST REV

Date	Time
04/18/24	11:50:08

blakeley
1863

