

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARTHUR DOGAN W
Owner 2:	ARTHUR LORETTA
Owner 3:	
Street 1:	16 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 2.48 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily WOOD Exterior and 4311 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		0.643		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									22,505						22,500	

Total AC/HA:	2.47955	Total SF/SM:	108009	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	980,905	SpI Credit	Total:	980,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.480	748,900	21,100	980,900	1,750,900
Total Card 2.480 748,900 21,100 980,900 1,750,900					
Total Parcel 2.480 748,900 21,100 980,900 1,750,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		406.15	/Parcel: 406.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	688,600	19700	2.48	952,900	1,661,200		Year End Roll	12/2/2024
2024	101	FV	680,600	19700	2.48	931,300	1,631,600		Year end	11/9/2023
2023	101	FV	585,200	19700	2.48	759,300	1,364,200	1,364,200	Year end	11/3/2022
2022	101	FV	498,300	22700	2.48	704,100	1,225,100	1,225,100	Year End Roll	10/19/2021
2021	101	FV	481,200	22700	2.48	659,300	1,163,200	1,163,200	Year End Roll	10/15/2020
2020	101	FV	472,800	22700	2.48	683,300	1,178,800	1,178,800	Year End Roll	9/26/2019
2019	101	FV	464,900	22700	2.48	665,700	1,153,300	1,153,300	Create Final va	6/4/2019
2018	101	FV	464,900	22700	2.48	665,700	1,153,300	1,153,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR, JULIA	1122-115		2/1/1994		450,000	No	No		
	7685-524		12/19/1950		4,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2025	R-25-100		43,453	O				
2/16/2021	R-21-0025	SOLAR PA	40,151	C	4/13/2021			Installation of 43
1/5/2021	R-21-0005	HOT TUB	8,500	O				Construct sauna ki
10/8/2007	3788	ADDITION	300,000	C	7/26/2010			new add & new gar
2/25/1998	1342	RENOVATI	15,500	C	6/9/1998			6/9/98 100%
3/28/1995	681-95	SHED	500	C	7/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	MEAS/EXT INS	622	K Cuoco
6/2/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/22/1998	MEAS+INSPCTD	602	
6/9/1998	MEAS/EXT INS	602	
3/23/1996	MEAS+INSPCTD	606	
11/22/1995	ENTRY DENIED	607	
7/25/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 68 9 1

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:

Parcel ID 146 18 0

Entered Lot Size

Total Land:

Land Unit Type:

!1886!

PRINT

Date	Time
09/26/25	17:20:59

LAST REV

Date	Time
07/21/25	15:00:39

apros

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