



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CZAPCZYNSKI MARC
Owner 2:	MILBURY COREN A
Owner 3:	
Street 1:	25 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2905 Type:

PREVIOUS OWNER

Owner 1:	WARDELL - STEVEN
Owner 2:	WARDELL - CECILY
Street 1:	25 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2905

NARRATIVE DESCRIPTION

This parcel contains 3.07 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1954, having primarily WOOD Exterior and 2499 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705						40,700	
101	ONE FAM		0.07		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,450						2,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.070	586,800		1,001,600	1,588,400
Total Card		3.070	586,800	1,001,600	1,588,400
Total Parcel		3.070	586,800	1,001,600	1,588,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 635.61		/Parcel: 635.61	

Legal Description	User Acct
	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	539,800	0	3.07	973,600	1,513,400		Year End Roll	12/2/2024
2024	101	FV	533,800	0	3.07	949,000	1,482,800		Year end	11/9/2023
2023	101	FV	462,200	0	3.07	777,000	1,239,200	1,239,200	Year end	11/3/2022
2022	101	FV	411,400	0	3.07	721,800	1,133,200	1,133,200	Year End Roll	10/19/2021
2021	101	FV	367,100	0	3.07	677,000	1,044,100	1,044,100	Year End Roll	10/15/2020
2020	101	FV	361,000	0	3.07	701,000	1,062,000	1,062,000	Year End Roll	9/26/2019
2019	101	FV	350,300	0	3.07	683,400	1,033,700	1,033,700	Create Final va	6/4/2019
2018	101	FV	350,300	0	3.07	683,400	1,033,700	1,033,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARDELL,STEVEN	67387-344		6/7/2016		1,100,000	No	No		
WARDELL,STEVEN	54318-435		2/22/2010	SUBSEQUENT S	100	No	No		
WARDELL,STEVEN	1380-134		2/22/2010	FAMILY	100	No	No		
CRANDALL STEPHE	53978-277		12/11/2009	SUBSEQUENT S	980,000	No	No		
CRANDALL TR STE	1378-88		12/11/2009		980,000	No	No		SALE WAS RECORDED BOTH REGISTERED AND RECORDED
CRANDALL, STEPH	1162-147		10/16/1996	CONVENIENC	1	No	No		
	8009-274		12/19/1952		5,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2010	4628	RENOVATI	9,200	C	7/7/2011			remodel 1/2 bth in
9/17/2009	4272	RENOVATI	3,480	C	9/18/2009			replace rotted rim

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
7/7/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/22/1998	MEAS+INSPCTD	602	
5/29/1996	MEAS+INSPCTD	606	
11/22/1995	ENTRY DENIED	607	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA

