

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CSENDES CHRISTOPHER N
Owner 2:	CSENDES ASAKO A
Owner 3:	
Street 1:	27 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAREY - WILLIAM C
Owner 2:	CAREY - SCARLETT H
Street 1:	27 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1937, having primarily WOOD SHING Exterior and 4911 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		3.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									110,705						110,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.000	1,655,900	1,200	1,153,100	2,810,200
Total Card 5.000 1,655,900 1,200 1,153,100 2,810,200					
Total Parcel 5.000 1,655,900 1,200 1,153,100 2,810,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 572.25		/Parcel: 572.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,425,300	1100	5.	1,122,700	2,549,100		Year End Roll	12/2/2024
2024	101	FV	1,288,000	1100	5.	1,086,900	2,376,000		Year end	11/9/2023
2023	101	FV	1,279,600	1100	5.	934,900	2,215,600	2,215,600	Year end	11/3/2022
2022	101	FV	1,149,900	1100	5.	862,900	2,013,900	2,013,900	Year End Roll	10/19/2021
2021	101	FV	1,082,200	1100	5.	894,900	1,978,200	1,978,200	Year End Roll	10/15/2020
2020	101	FV	1,185,600	1100	5.	894,900	2,081,600	2,081,600	Year End Roll	9/26/2019
2019	101	FV	1,193,400	1100	5.	891,700	2,086,200	2,086,200	Create Final va	6/4/2019
2018	101	FV	1,193,400	1100	5.	891,700	2,086,200	2,086,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAREY, WILLIAM C	71317-249		7/16/2018	MULTI-PARCEL	2,447,500	No	No		
WILBURN THOMAS,	39680-604		6/25/2003		2,225,000	No	No		
PHILLIPS CHARLO	31099-238		1/31/2000	CHD>SALE	1,436,722	No	No		
	6087-501		1/19/1936			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2025	E-25-133	MANUAL	5,000	O				
6/25/2021	R-21-0147	RENO-ADD	165,000	O				Add to & renovate
1/22/2021	R-21-0011	MANUAL	15,657	C				Insulation for mas
9/15/2009	4268	ROOF		C				strip and reroof h
2/22/2000	1878	RENOVATI	150,000	C	6/20/2001			interior 6/22/00
2/7/2000	1875	DEMOLITI		C	5/30/2000			demolish part of t
6/5/1995	733-95	ROOF	4,100	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	EXTRIOR ONLY	6	JN
2/23/2024	PERMIT VISIT	605	BOA
8/21/2018	INFO AT DOOR	622	K Cuoco
10/5/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
6/20/2001	MEAS/EXT INS	613	
6/22/2000	MEAS+INSPCTD	611	
5/30/2000	MEAS+INSPCTD	611	
10/7/1998	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69 2 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:	

