

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILKINSON MARK A
Owner 2:	
Owner 3:	
Street 1:	9 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BURKE ROGER M -
Owner 2:	-
Street 1:	36 CHURCH STREET
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2009, having primarily WOOD SHING Exterior and 4057 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		1.253		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									43,855						43,900	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									70						100	Wetland

Total AC/HA:	3.09955	Total SF/SM:	135016	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,002,325	SpI Credit	Total:	1,002,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	1,322,800	31,500	1,002,400	2,356,700
Total Card	3.100	1,322,800	31,500	1,002,400	2,356,700
Total Parcel	3.100	1,322,800	31,500	1,002,400	2,356,700
Source:	Market Adj Cost	Total Value per SQ Unit /Card:		580.92	/Parcel: 580.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,204,100	29400	3.1	974,400	2,207,900		Year End Roll	12/2/2024
2024	101	FV	1,161,700	29400	3.1	949,700	2,140,800		Year end	11/9/2023
2023	101	FV	1,005,100	29400	3.1	777,700	1,812,200	1,812,200	Year end	11/3/2022
2022	101	FV	921,400	35500	3.1	722,500	1,679,400	1,679,400	Year End Roll	10/19/2021
2021	101	FV	894,200	35500	3.1	677,700	1,607,400	1,607,400	Year End Roll	10/15/2020
2020	101	FV	921,400	35500	3.1	701,700	1,658,600	1,658,600	Year End Roll	9/26/2019
2019	101	FV	934,500	35500	3.1	684,100	1,654,100	1,654,100	Create Final va	6/4/2019
2018	101	FV	934,500	35500	3.1	684,100	1,654,100	1,654,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE ROGER M,	36011-411		7/30/2002		900,000	No	No		
EST RUTH B. BUR	8407-13		2/19/1955	FAMILY	10,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2009	4314	DEMOLITI		C	12/29/2011			demo house
10/26/2009	4312	NEW HOME	750,000	C	7/19/2011			single fam house

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
10/5/2009	MEAS/EXT INS	25	D ERSKINE
2/28/2004	MEAS+INSPCTD	615	
10/14/1998	MEAS+INSPCTD	602	
1/13/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 69 7 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:

Parcel ID 146 31 0

Entered Lot Size

Total Land:

Land Unit Type:

!1895!

PRINT

Date	Time
09/26/25	17:22:10

LAST REV

Date	Time
02/27/25	16:15:56

apro

1895

