Map	Lot	Sublot	Building	Unit	CARD
149	10	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,537,200	/	1,537,200
USE VALUE:	1,537,200	/	1,537,200
ASSESSED:	1,537,200	/	1,537,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LANG EDMUND W
Owner 2:	
Owner 3:	
Street 1:	5 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2905 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 2568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.010	707,100	1,100	829,000	1,537,200
Total Card	1.010	707,100	1,100	829,000	1,537,200
Total Parcel	1.010	707,100	1,100	829,000	1,537,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 598.71 | /Parcel: 598.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/16/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149 10 0

!1897!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	698,900	1100	1.01	804,800	1,504,800		Year End Roll	12/2/2024
2024	101	FV	691,300	1100	1.01	788,900	1,481,300		Year end	11/9/2023
2023	101	FV	599,600	1100	1.01	640,100	1,240,800	1,240,800	Year end	11/3/2022
2022	101	FV	510,800	1600	1.01	592,300	1,104,700	1,104,700	Year End Roll	10/19/2021
2021	101	FV	456,600	1600	1.01	553,600	1,011,800	1,011,800	Year End Roll	10/15/2020
2020	101	FV	449,300	1600	1.01	574,300	1,025,200	1,025,200	Year End Roll	9/26/2019
2019	101	FV	436,100	1600	1.01	559,100	996,800	996,800	Create Final va	6/4/2019
2018	101	FV	436,100	1600	1.01	559,100	996,800	996,800	Year End Roll	9/28/2017

PRINT

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

LAST REV

Date	Time
05/08/25	15:11:00
blakeley	

USER DEFINED

Prior Id # 1:	69 8 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCINNIS, DONALD	26364-490		5/31/1996		440,000	No	No		
PHYLLIS C. SWIF	14008-316		7/15/1980		53,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2024	R-24-0143	SOLAR PA	29,733	C				Install rooftop so
6/11/2024	R-24-0111	ROOF	14,300	C				Strip & re-roof
4/16/2008	3918	ADDITION	29,600	C	7/24/2008			remove deck,add 1s
8/31/2004	3023	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
11/10/2011	MEAS+INSPCTD	618	G BOURGAULT
7/24/2008	CERT OF OCC	10	MARK R
6/26/2008	MEAS+INSPCTD	100	
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	ENTRY DENIED	602	
10/13/1998	MEAS/EXT INS	602	
5/11/1996	MEAS+INSPCTD	606	
12/27/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43995		SQUARE FE	PRIME SITE		0	11.98	1.57	R4									828,997						829,000	

Total AC/HA:	1.00999	Total SF/SM:	43995	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	828,997	Spl Credit		Total:	829,000

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

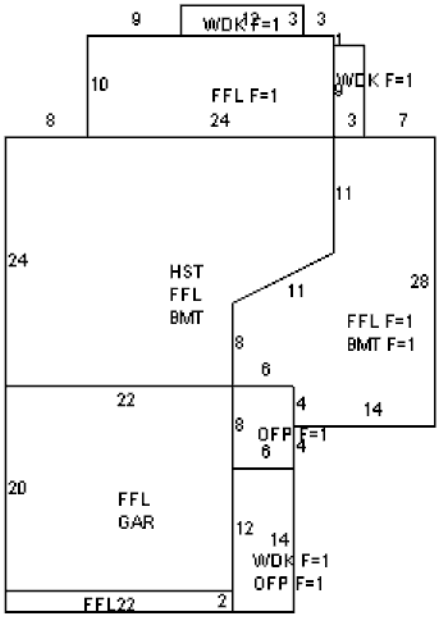
OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

COMMENTS

PARTIAL ATTIC OVER MAIN SECTION 2 SPRIAL STAIRS 2RMS - EXERCISE RM ANDOFFICE W/ JACUZZI 10/14/98 refused interior inspection but verified data..

SKETCH



UnSketched SubAreas:
TFL: 448,

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.4	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.98369038
Const Adj.:	1.01600003
Adj $ / SQ:	166.905
Other Features:	73899
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	826002
Depreciation:	118944
Depreciated Total:	707058

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	784223.7911

Juris. Factor:		Before Depr:	242.01
Special Features:	0	Val/Su Net:	162.51
Final Total:	707100	Val/Su SzAd	275.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,788	166.900	298,426
BMT	BASEMENT	1,064	41.730	44,397
TFL	3RD FLOOR	448	166.900	74,773
GAR	GARAGE	440	38.520	16,949
HST	HALF STORY	332	166.900	55,329
WDK	WOOD DECK	147	25.620	3,766
OFP	OPEN PORCH	132	16.050	2,119
	Net Sketched Area:	4,351	Total:	495,759
Size Ad	2567.5	Gross Area	4682	FinArea 2568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149 10 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	16x11	A	AV	1995	16.05	T	60	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100

IMAGE

AssessPro Patriot Properties, Inc