

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

29,300 /

29,300

USE VALUE:

29,300 /

29,300

ASSESSED:

29,300 /

29,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		FRIDOLIN HL, LINCOLN

OWNERSHIP

Owner 1:	ANTON CHARLES
Owner 2:	TASKOR YESIM
Owner 3:	PIRNAR HALIL ALI
Street 1:	9 FRIDOLIN HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	ANTON - CHARLES
Owner 2:	BARRON - DONALD W
Street 1:	9 FRIDOLIN HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.19 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water	0			SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo	4			ROLLNG
s		Street	2			PARTIAL P
t		Gas:	2			LIGHT

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
132	UNDEV		4.19		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									29,330						29,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	4.190			29,300	29,300

Total Card	4.190			29,300	29,300
Total Parcel	4.190			29,300	29,300

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	4.19	29,300	29,300		Year End Roll	12/2/2024
2024	132	FV		0	4.19	25,100	25,100		Year end	11/9/2023
2023	132	FV		0	4.19	25,100	25,100	25,100	Year end	11/3/2022
2022	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	10/19/2021
2021	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	10/15/2020
2020	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	9/26/2019
2019	132	FV		0	4.19	25,100	25,100	25,100	Create Final va	6/4/2019
2018	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTON CHARLES	1516-69		9/29/2017	MULTI-PARCEL	1,400,000	No	No		
HAYDON TR TREVO	1480-211		10/30/2015	MULTI-PARCEL	1,825,000	No	No		
CHOE MICHAEL W	1359-38		9/2/2008	MULTI-PARCEL	1,820,000	Yes	No		SALE INCLUDES 1/2 INT IN 48-6-3;48-6-6;48-6-7
CHOE MICHAEL W	1325-6		8/17/2006	PART INTERES	1,506,000	Yes	No		OWNED BY PARCEL 48-6-4 & 48-6-5
CHOE MICHAEL W	1311-79		11/17/2005	PART INTERES	1,870,000	Yes	No		OWNED BY PARCEL 48-6-4 & 48-6-5
FILLMORE MICHAEL	1138977		5/10/2000	PART INTERES		1	Yes	No	Koch,Flashner 1/2 int
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.19000	Total SF/SM:	182516	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	29,330	SpI Credit:		Total:	29,300
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 48 6 6

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:

PRINT

Date	Time
09/26/25	19:03:39

LAST REV

Date	Time
10/13/17	16:02:15

blakeley 2621

!2621!

