



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	O'NEILL JR PHILIP D
Owner 2:	ARROWOOD LISA G
Owner 3:	
Street 1:	11 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4317 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		74053		SQUARE FE	PRIME SITE		0	6.78	1.056	R3									530,304						530,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	710,800		1.700	530,300	1,241,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.21						/Parcel: 299.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	710,800	0	1.7	530,300	1,241,100	1,241,100	Year End Roll	9/28/2017
2017	101	FV	683,200	0	1.7	500,600	1,183,800	1,183,800	Year End Roll	9/29/2016
2016	101	FV	669,800	0	1.7	485,700	1,155,500	1,155,500	Year End Roll	1/14/2016
2015	101	FV	653,200	0	1.7	449,700	1,102,900	1,102,900	Year End	10/2/2014
2014	101	FV	608,800	0	1.7	402,800	1,011,600	1,011,600	Year End Roll	1/23/2014
2013	101	FV	597,700	0	1.7	391,100	988,800	988,800	Year End Roll	10/25/2012
2012	101	FV	597,700	0	1.7	479,600	1,077,300	1,077,300	Year End	1/26/2012
2011	101	FV	608,800	0	1.7	495,100	1,103,900	1,103,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
O'NEILL + ARROW	20963-148		1/15/1991	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/1998	1574	ROOF	12,000	C	4/14/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	M COLE
4/14/1999	MEAS/EXT INS	602	D TUCKER
11/3/1996	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.70002	Total SF/SM: 74052.87	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 530,304	Spl Credit	Total: 530,300
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