



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLZWARTH TR MICHAEL G
Owner 2:	
Owner 3:	MARK E HOLZWARTH REV TRST
Street 1:	22 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4316 Type:

PREVIOUS OWNER

Owner 1:	HOLZWARTH TR - MICHAEL G
Owner 2:	-
Street 1:	22 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4316

NARRATIVE DESCRIPTION

This Parcel contains 2.607 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Influ	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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.77		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									4,620						4,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	717,000		2.607	495,800	1,212,800		0
Total Card							717,000
Total Parcel							717,000
Source: Market Adj Cost							Total Value per SQ unit /Card: 268.20 /Parcel: 268.20
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	717,000	0	2.607	495,800	1,212,800	1,212,800	Year End Roll	9/28/2017
2017	101	FV	697,500	0	2.607	481,400	1,178,900	1,178,900	Year End Roll	9/29/2016
2016	101	FV	671,100	0	2.607	481,400	1,152,500	1,152,500	Year End Roll	1/14/2016
2015	101	FV	664,700	0	2.607	408,600	1,073,300	1,073,300	Year End	10/2/2014
2014	101	FV	620,100	0	2.607	367,000	987,100	987,100	Year End Roll	1/23/2014
2013	101	FV	607,400	0	2.607	356,600	964,000	964,000	Year End Roll	10/25/2012
2012	101	FV	620,100	0	2.61	400,400	1,020,500	1,020,500	Year End	1/26/2012
2011	101	FV	693,500	0	2.61	556,700	1,250,200	1,250,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLZWARTH TR,MI	69871-391		9/1/2017	CONVENIENC		1	No	No		
BUSCHMAN STEVEN	55728-281		11/1/2010		1020000	No	No			
MELE MICHAEL	26272-425		4/30/1996		735000	No	No			
WARBLER SPRINGS	25059-429		12/15/1994		235000	Yes	No			
	15556-107		5/4/1984	INTRA-CORP		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/19/2010	4404	ROOF	7,500	C				repair/replace 3 r
11/28/1994	619-94	NEW HOME	350,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2011	MEAS+INSPCTD	618	G BOURGAULT
6/27/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	M COLE
5/11/1997	MEAS/EXT INS	600	PA
12/15/1995	MEAS/EXT INS	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

