



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KO NAI N
Owner 2:	KO JULIA KS
Owner 3:	
Street 1:	40 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

**PREVIOUS OWNER**

Owner 1:	KO NAI N -
Owner 2:	KO JULIA KS -
Street 1:	40 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2906

**NARRATIVE DESCRIPTION**

This Parcel contains 5.8 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2001, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		3.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									118,890						118,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,581,700		5.800	1,014,100	2,595,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 436.49						/Parcel: 436.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,581,700	0	5.8	1,014,100	2,595,800	2,595,800	Year End Roll	9/28/2017
2017	101	FV	1,494,400	0	5.8	1,014,100	2,508,500	2,508,500	Year End Roll	9/29/2016
2016	101	FV	1,483,200	0	5.8	987,700	2,470,900	2,470,900	Year End Roll	1/14/2016
2015	101	FV	1,469,500	0	5.8	923,700	2,393,200	2,393,200	Year End	10/2/2014
2014	101	FV	1,442,000	0	5.8	910,900	2,352,900	2,352,900	Year End Roll	1/23/2014
2013	101	FV	1,414,600	0	5.8	886,900	2,301,500	2,301,500	Year End Roll	10/25/2012
2012	101	FV	1,668,200	0	5.8	820,900	2,489,100	2,489,100	Year End	1/26/2012
2011	101	FV	1,787,800	0	5.8	844,800	2,632,600	2,632,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KO NAI N,	36174-125		8/20/2002			1	No	No		SWAP 2285 SQ FT WITH 49-3-0
MOOR, JOAN R.	24857-127		9/15/1994		515000	No	No			
	8009-279		12/19/1952		7500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/29/2003	2738	MANUAL	1,231,000	C	5/22/2004			addition cost for
4/24/2001	2209	NEW HOME	1,219,300	C	5/22/2004			6/22/02 70% 5/10/0
11/15/1996	1089-96	DEMOLITI		C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2009	ENTRY DENIED	25	D ERSKINE
5/22/2004	ENTRY DENIED	615	D VELUTTI
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/22/2002	ENTRY DENIED	613	M COLE
8/15/2001	MEAS/EXT INS	600	PA
10/14/1998	VACANT LOT	602	D TUCKER
6/5/1997	MEAS/EXT INS	602	D TUCKER
1/13/1996	ENTRY DENIED	607	D KEARLY
7/25/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 5.79955 Total SF/SM: 252628.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 1,014,090 Spl Credit Total: 1,014,100

