

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEIN JEFFREY S
Owner 2:	HUNTER LESLIE M
Owner 3:	
Street 1:	22 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANDREWS FRANCIS S -
Owner 2:	ANDREWS DOROTHY W -
Street 1:	PO BOX 267
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0267

NARRATIVE DESCRIPTION

This Parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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:				Topo		
D				Street	1	PAVED
s				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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									44,790						44,800	
101	ONE FAM		0.57		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,420						3,400	Common road-estima

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	441,300		3.900	694,600	1,135,900		0
							GIS Ref
							GIS Ref
Total Card	441,300		3.900	694,600	1,135,900	Entered Lot Size	
Total Parcel	441,300		3.900	694,600	1,135,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	203.69	/Parcel:	203.69	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	441,300	0	3.9	694,600	1,135,900	1,135,900	Year End Roll	9/28/2017
2017	101	FV	436,600	0	3.9	688,200	1,124,800	1,124,800	Year End Roll	9/29/2016
2016	101	FV	425,600	0	3.9	669,800	1,095,400	1,095,400	Year End Roll	1/14/2016
2015	101	FV	416,300	0	3.9	637,100	1,053,400	1,053,400	Year End	10/2/2014
2014	101	FV	397,800	0	3.9	597,900	995,700	995,700	Year End Roll	1/23/2014
2013	101	FV	388,500	0	3.57	572,000	960,500	960,500	Year End Roll	10/25/2012
2012	101	FV	388,500	0	3.57	592,000	980,500	980,500	Year End	1/26/2012
2011	101	FV	402,400	0	3.57	610,400	1,012,800	1,012,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDREWS FRANCIS	1344-127		9/24/2007		1150000	No	No			DEATH CERT. BK 626 PG 158 CERT# 995
	626-156		9/19/1959		65000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2009	4305	RENOVATI	28,850	C	7/23/2010			replace 22 windows
9/5/2008	4036	ROOF		C				re-roof dwelling
5/7/2008	3935	MANUAL	5,500	C	5/29/2008			additional cost of renovations & repa
10/25/2007	3804	RENOVATI	28,000	C	6/2/2009			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	B MORGAN
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	MEAS+INSPCTD	602	D TUCKER
12/21/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	49 7 0
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:	

PRINT

Date	Time
10/02/18	17:52:45

LAST REV

Date	Time
03/23/15	09:43:49

apro 1391

