



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOREAU CHRISTIAN
Owner 2:	WUILLOT MURIEL
Owner 3:	
Street 1:	28 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

PREVIOUS OWNER

Owner 1:	SWEETSER - ARTHUR F
Owner 2:	SWEETSER - CYNTHIA J
Street 1:	28 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2906

NARRATIVE DESCRIPTION

This Parcel contains 1.811 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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:				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78873		SQUARE FE	PRIME SITE		0	8.08	1.010	R4									643,668						643,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	697,800		1.811	643,700	1,341,500		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 251.45		/Parcel: 251.45	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	697,800	0	1.811	643,700	1,341,500	1,341,500	Year End Roll	9/28/2017
2017	101	FV	654,500	0	1.811	637,300	1,291,800	1,291,800	Year End Roll	9/29/2016
2016	101	FV	640,800	0	1.811	619,000	1,259,800	1,259,800	Year End Roll	1/14/2016
2015	101	FV	622,500	0	1.811	572,800	1,195,300	1,195,300	Year End	10/2/2014
2014	101	FV	560,500	0	1.811	533,700	1,094,200	1,094,200	Year End Roll	1/23/2014
2013	101	FV	548,300	0	1.811	517,800	1,066,100	1,066,100	Year End Roll	10/25/2012
2012	101	FV	574,000	0	1.811	537,700	1,111,700	1,111,700	Year End	1/26/2012
2011	101	FV	558,600	0	1.811	556,000	1,114,600	1,114,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWEETSER,ARTHUR	1494-45		7/29/2016		1336000	No	No			
ADAMS JOHN,	1242-44		9/4/2001		1150000	No	No			
LOCASHIO, PHILI	1129-174		7/21/1994		580000	No	No			
JAMES J. FARAN	1046-14		7/7/1988		515000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2014	5652	MANUAL	100	C				sheet metal work f
1/2/2014	5624	ROOF	4,000	C				replace garage roo
12/20/2013	5623	RENOVATI	25,000	C	2/21/2014			kitchen remodel
7/8/2010	4514	ADDITION	138,000	C	2/9/2011			master suite addit
5/25/1995	722-95	MANUAL	4,500	C	7/25/1995			SKYLITES

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
5/27/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	MEAS/EXT INS	25	D ERSKINE
9/16/2009	MEAS/EXT INS	25	D ERSKINE
4/4/2002	MEAS+INSPCTD	600	PA
10/29/1998	MEAS+INSPCTD	602	D TUCKER
12/21/1995	MEAS+INSPCTD	606	J SMITH
7/25/1995	MEAS/EXT INS	600	PA
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

