



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARASH TIMOTHY
Owner 2:	
Owner 3:	
Street 1:	39 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ECONOMIC VENTURES LLC -
Owner 2:	-
Street 1:	148 SANDY POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.017 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2002, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 17 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 Infru	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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		3.18		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									95,400						95,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,510,800	1,500	5.017	1,015,400	2,527,700	See plan 2015-64 for additional acreage	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 436.11						/Parcel: 436.11	
						Insp Date	05/22/04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,603,100	1500	5.017	990,600	2,595,200	2,595,200	Create Final value 2019	6/4/2019
2018	101	FV	1,603,100	1500	5.017	990,600	2,595,200	2,595,200	Year End Roll	9/28/2017
2017	101	FV	1,530,600	1500	5.017	990,600	2,522,700	2,522,700	Year End Roll	9/29/2016
2016	101	FV	1,516,200	1500	5.017	964,200	2,481,900	2,481,900	Year End Roll	1/14/2016
2015	101	FV	1,502,100	1500	4.26	877,500	2,381,100	2,381,100	Year End	10/2/2014
2014	101	FV	1,474,100	1500	4.26	864,700	2,340,300	2,340,300	Year End Roll	1/23/2014
2013	101	FV	1,446,000	1500	4.26	840,700	2,288,200	2,288,200	Year End Roll	10/25/2012
2012	101	FV	1,310,900	1500	4.26	1,105,400	2,417,800	2,417,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ECONOMIC VENTUR	72536-173		5/1/2019		3000000	No	No			
CARTUS FINANCIA	52934-393		6/5/2009		2600000	No	No			
LAWRENCE TAYLOR	52111-442		1/21/2009	OTHER	2800000	No	No			Relocation Company
ADAMS PATRICIA	47454-549		5/15/2006		3300000	No	No			
ADAMS PATRICIA	36174-127		8/20/2002	CONVENIENC		1	No			SWAP 2285 SQ FT WITH 49-2-0
BOLT RICHARD H	31379-031		5/4/2000		910000	No	No			
BOLT RICHARD H	29225-292		10/6/1998	CONVENIENC		1	No			
BOLT, RICHARD H	25566-207		8/14/1995	CONVENIENC		0	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/2006	3454	RENOVATI	150,000	C				theater in bmt, ex
5/9/2003	2683	RENO-GAR	49,000	C	6/18/2003			raise roof by 3ft
5/11/2001	2226	NEW HOME	1,150,000	C	6/22/2002			6/22/02 60%
4/18/2001	2205	DEMOLITI		C	6/12/2001			
4/5/1995	684-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	ENTRY DENIED	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	
5/22/2004	MEAS/EXT INS	615	
6/18/2003	MEAS/EXT INS	615	
5/10/2003	MEAS/EXT INS	615	
6/22/2002	MEAS/EXT INS	613	
6/12/2001	MEAS/EXT INS	615	
10/14/1998	MEAS+INSPCTD	602	
11/21/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

