



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARNEMAN TR THOMAS J
Owner 2:	ARNEMAN TR JOANNE
Owner 3:	37 TABOR HILL RD NOM REALTY TR
Street 1:	37 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARNEMAN - THOMAS J
Owner 2:	ARNEMAN - JOANNE
Street 1:	37 TABOR HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.44 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		0.603		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									18,090						18,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	246,700		2.440	938,100	1,184,800	See plan 2015-64 for land division	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 524.34						/Parcel: 524.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	244,900	0	2.44	913,300	1,158,200	1,158,200	Create Final value 2019	6/4/2019
2018	101	FV	244,900	0	2.44	913,300	1,158,200	1,158,200	Year End Roll	9/28/2017
2017	101	FV	241,200	0	2.44	913,300	1,154,500	1,154,500	Year End Roll	9/29/2016
2016	101	FV	239,300	0	2.44	886,900	1,126,200	1,126,200	Year End Roll	1/14/2016
2015	101	FV	210,500	0	3.2	842,100	1,052,600	1,052,600	Year End	10/2/2014
2014	101	FV	194,800	0	3.2	829,300	1,024,100	1,024,100	Year End Roll	1/23/2014
2013	101	FV	191,100	0	3.15	803,800	994,900	994,900	Year End Roll	10/25/2012
2012	101	FV	193,300	0	3.15	737,800	931,100	931,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARNEMAN, THOMAS	65407-45		5/22/2015	CONVENIENC	100	No	No			
ECONOMIC VENTUR	64852-358		1/29/2015	CHD>SALE	1030000	No	No			
JACKSON HUSON T	55583-380		10/13/2010		1038243	No	No			
JACKSON HUSON,	44398-176		12/30/2004	CONVENIENC	1	No	No			
HUSON + POLLY J	24176-549		1/19/1994	FAMILY	1	No	No			
	10254-572		4/19/1963		52500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/6/2015	6007	RENOVATI	180,000	C	5/20/2015			Renovate kitchen,

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2016	SALES INSP	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	MEAS+INSPCTD	602	
5/9/1996	MEAS+INSPCTD	606	
1/21/1996	ENTRY DENIED	607	

Sign: VERIFICATION OF VISIT NOT DATA

