



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEBELUNG MARK RUDOLPH
Owner 2:	BRAY CHANTAL
Owner 3:	
Street 1:	33 TABOR HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORATA - EDVALDO A C
Owner 2:	LU - CAROLINE BIAZZI
Street 1:	33 TABOR HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 15 Rooms, and 6 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		2.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									70,890						70,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,124,700	11,000	4.200	990,900	3,126,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 395.62						/Parcel: 395.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,227,700	11000	4.2	966,100	3,204,800	3,204,800	Create Final value 2019	6/4/2019
2018	101	FV	2,227,700	11000	4.2	966,100	3,204,800	3,204,800	Year End Roll	9/28/2017
2017	101	FV	2,091,400	11000	4.2	966,100	3,068,500	3,068,500	Year End Roll	9/29/2016
2016	101	FV	2,059,400	11000	4.2	939,700	3,010,100	3,010,100	Year End Roll	1/14/2016
2015	101	FV	2,010,500	11000	4.2	875,700	2,897,200	2,897,200	Year End	10/2/2014
2014	101	FV	1,004,700	0	4.2	862,900	1,867,600	1,867,600	Year End Roll	1/23/2014
2013	101	FV	987,700	0	4.16	729,700	1,717,400	1,717,400	Year End Roll	10/25/2012
2012	101	FV	1,073,000	0	4.16	609,700	1,682,700	1,682,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORATA,EDVALDO	72093-148		1/4/2019		3400000	No	No			
Slater Tr,David	60139-471		10/1/2012		2325000	No	No			
SLATER DAVID B,	49902-46		8/6/2007	FAMILY	100	No	No			
PARSONS MICHAEL	49859-43		7/30/2007	CONVENIENC	100	No	No			
SLATER DAVID B,	38294-441		3/13/2003	CONVENIENC	0	No	No			
PEAVY LEOPOLD J	35679-323		6/14/2002		1000000	No	No			
	8222-352		1/19/1954		8000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2013	5467	MANUAL	6,900	C				sheet metal work t
4/8/2013	5358	RENO-ADD	1,828,280	C	8/7/2014			Temp. cert. for re
2/28/2005	3128	MANUAL	306,100	C	6/4/2005			addi cost for #275
5/28/2003	2704	RENOVATI	298,900	C	6/4/2005			demo & prep for in

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	ENTRY DENIED	615	
5/22/2004	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
10/13/1998	MEAS+INSPCTD	602	
11/21/1995	MEAS+INSPCTD	607	
10/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

