



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIENFANG DON C
Owner 2:	BIENFANG DENISE R
Owner 3:	
Street 1:	2 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1895, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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:						
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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	545,900	29,800	2.000	564,900	1,140,600
Total Card	545,900	29,800	2.000	564,900	1,140,600
Total Parcel	545,900	29,800	2.000	564,900	1,140,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		373.97	/Parcel: 373.97

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/09/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	548,200	29800	2.	547,300	1,125,300	1,125,300	Create Final value 2019	6/4/2019
2018	101	FV	548,200	29800	2.	547,300	1,125,300	1,125,300	Year End Roll	9/28/2017
2017	101	FV	519,600	29800	2.	516,900	1,066,300	1,066,300	Year End Roll	9/29/2016
2016	101	FV	509,400	29800	2.	501,700	1,040,900	1,040,900	Year End Roll	1/14/2016
2015	101	FV	480,200	29800	2.	580,100	1,090,100	1,090,100	Year End	10/2/2014
2014	101	FV	459,300	29800	2.	540,900	1,030,000	1,030,000	Year End Roll	1/23/2014
2013	101	FV	446,800	29800	2.1	527,900	1,004,500	1,004,500	Year End Roll	10/25/2012
2012	101	FV	446,800	29800	2.1	547,900	1,024,500	1,024,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TIMOTHY RHODES	851-17		7/1/1974		73000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/27/2018	7264	SHEET MT	6,000	C				Sheet metal work t
5/15/2000	1969	RENOVATI	30,000	C	6/15/2001			
6/25/1996	993-96	TEMPORAR		C	1/1/1997			
11/16/1993	394	RENO-ADD	106,000	C	9/6/1995			
11/13/1993	171	W/S FLUE		C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2014	MEAS/EXT INS	618	G BOURGAULT
11/20/2012	MEAS+INSPCTD	618	G BOURGAULT
10/5/2009	MEAS/EXT INS	25	D ERSKINE
12/30/2003	ABATE-INSPEC	600	
6/15/2001	MEAS/EXT INS	613	
10/13/1998	MEAS+INSPCTD	602	
12/21/1995	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	
2/2/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

