



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARTHUR DOGAN W
Owner 2:	ARTHUR LORETTA
Owner 3:	
Street 1:	16 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 2.48 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.643		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,290						19,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	472,800	22,700	2.480	683,300	1,178,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 273.44						/Parcel: 273.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	464,900	22700	2.48	665,700	1,153,300	1,153,300	Create Final value 2019	6/4/2019
2018	101	FV	464,900	22700	2.48	665,700	1,153,300	1,153,300	Year End Roll	9/28/2017
2017	101	FV	456,600	22700	2.48	659,300	1,138,600	1,138,600	Year End Roll	9/29/2016
2016	101	FV	452,400	22700	2.48	640,900	1,116,000	1,116,000	Year End Roll	1/14/2016
2015	101	FV	439,900	22700	2.48	594,500	1,057,100	1,057,100	Year End	10/2/2014
2014	101	FV	406,500	22700	2.48	555,300	984,500	984,500	Year End Roll	1/23/2014
2013	101	FV	398,200	22700	2.48	539,300	960,200	960,200	Year End Roll	10/25/2012
2012	101	FV	414,100	22700	2.48	559,300	996,100	996,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TAYLOR, JULIA	1122-115		2/1/1994		450000	No	No			
	7685-524		12/19/1950		4000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/8/2007	3788	ADDITION	300,000	C	7/26/2010			new add & new gar
2/25/1998	1342	RENOVATI	15,500	C	6/9/1998			6/9/98 100%
3/28/1995	681-95	SHED	500	C	7/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/22/1998	MEAS+INSPCTD	602	
6/9/1998	MEAS/EXT INS	602	
3/23/1996	MEAS+INSPCTD	606	
11/22/1995	ENTRY DENIED	607	
7/25/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

