



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CZAPCZYNSKI MARC
Owner 2:	MILBURY COREN A
Owner 3:	
Street 1:	25 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2905 Type:

PREVIOUS OWNER

Owner 1:	WARDELL - STEVEN
Owner 2:	WARDELL - CECILY
Street 1:	25 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2905

NARRATIVE DESCRIPTION

This Parcel contains 3.07 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.07		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,100						2,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,000		3.070	701,000	1,062,000		0
							GIS Ref
							GIS Ref
Total Card	361,000		3.070	701,000	1,062,000	Entered Lot Size	
Total Parcel	361,000		3.070	701,000	1,062,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.97	/Parcel:	424.97	Insp Date
						Land Unit Type:	07/07/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	350,300	0	3.07	683,400	1,033,700	1,033,700	Create Final value 2019	6/4/2019
2018	101	FV	350,300	0	3.07	683,400	1,033,700	1,033,700	Year End Roll	9/28/2017
2017	101	FV	341,600	0	3.07	677,000	1,018,600	1,018,600	Year End Roll	9/29/2016
2016	101	FV	333,700	0	3.07	658,600	992,300	992,300	Year End Roll	1/14/2016
2015	101	FV	325,000	0	3.07	612,200	937,200	937,200	Year End	10/2/2014
2014	101	FV	301,800	0	3.07	573,000	874,800	874,800	Year End Roll	1/23/2014
2013	101	FV	296,000	0	3.07	557,000	853,000	853,000	Year End Roll	10/25/2012
2012	101	FV	301,900	0	3.07	577,000	878,900	878,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARDELL,STEVEN	67387-344		6/7/2016		1100000	No	No			
WARDELL,STEVEN	54318-435		2/22/2010	SUBSEQUENT S	100	No	No			
WARDELL,STEVEN	1380-134		2/22/2010	FAMILY	100	No	No			
CRANDALL STEPHE	53978-277		12/11/2009	SUBSEQUENT S	980000	No	No			
CRANDALL TR STE	1378-88		12/11/2009		980000	No	No		SALE WAS RECORDED BOTH REGISTERED	
CRANDALL, STEPH	1162-147		10/16/1996	CONVENIENC	1	No	No			
	8009-274		12/19/1952		5500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/10/2010	4628	RENOVATI	9,200	C	2/3/2011			remodel 1/2 bth in
9/17/2009	4272	RENOVATI	3,480	C	9/18/2009			replace rotted rim

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
7/7/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/22/1998	MEAS+INSPCTD	602	
5/29/1996	MEAS+INSPCTD	606	
11/22/1995	ENTRY DENIED	607	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA

