



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CSENDES CHRISTOPHER N
Owner 2:	CSENDES ASAKO A
Owner 3:	
Street 1:	27 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAREY - WILLIAM C
Owner 2:	CAREY - SCARLETT H
Street 1:	27 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1937, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		3.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									94,890						94,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,185,600	1,100	5.000	894,900	2,081,600	1282	0				
							GIS Ref				
							GIS Ref				
Total Card					1,185,600	1,100	5.000	894,900	2,081,600	Entered Lot Size	
Total Parcel					1,185,600	1,100	5.000	894,900	2,081,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 453.83			/Parcel: 453.83		Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,193,400	1100	5.	891,700	2,086,200	2,086,200	Create Final value 2019	6/4/2019
2018	101	FV	1,193,400	1100	5.	891,700	2,086,200	2,086,200	Year End Roll	9/28/2017
2017	101	FV	1,109,800	1100	5.	891,700	2,002,600	2,002,600	Year End Roll	9/29/2016
2016	101	FV	1,082,800	1100	5.	839,700	1,923,600	1,923,600	Year End Roll	1/14/2016
2015	101	FV	1,073,500	1100	5.	784,500	1,859,100	1,859,100	Year End	10/2/2014
2014	101	FV	1,008,100	1100	5.	774,900	1,784,100	1,784,100	Year End Roll	1/23/2014
2013	101	FV	989,400	1100	5.	754,900	1,745,400	1,745,400	Year End Roll	10/25/2012
2012	101	FV	1,008,100	1100	5.	796,900	1,806,100	1,806,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAREY, WILLIAM C	71317-249		7/16/2018	MULTI-PARCEL	2447500	No	No			
WILBURN THOMAS,	39680-604		6/25/2003		2225000	No	No			
PHILLIPS CHARLO	31099-238		1/31/2000	CHD>SALE	1436722	No	No			
	6087-501		1/19/1936		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/15/2009	4268	ROOF		C				strip and reroof h
2/22/2000	1878	RENOVATI	150,000	C	6/20/2001			interior 6/22/00
2/7/2000	1875	DEMOLITI		C	5/30/2000			demolish part of t
6/5/1995	733-95	ROOF	4,100	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	INFO AT DOOR	622	K Cuoco
10/5/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
6/20/2001	MEAS/EXT INS	613	
6/22/2000	MEAS+INSPCTD	611	
5/30/2000	MEAS+INSPCTD	611	
10/7/1998	MEAS+INSPCTD	602	
11/22/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

