



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	CYBULAK STEPHEN J
Owner 2:	CYBULAK LYNNE W
Owner 3:	
Street 1:	15 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4317 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1987, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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:				Topo		
D				Street	1	PAVED
s				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		74052		SQUARE FE	PRIME SITE		0	7.	1.056	R3									547,509						547,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	512,800		1.700	547,500	1,060,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 399.96						/Parcel: 399.96	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	504,200	0	1.7	547,500	1,051,700	1,051,700	Year End Roll	9/26/2019
2019	101	FV	478,100	0	1.7	530,300	1,008,400	1,008,400	Create Final value 2019	6/4/2019
2018	101	FV	478,100	0	1.7	530,300	1,008,400	1,008,400	Year End Roll	9/28/2017
2017	101	FV	469,900	0	1.7	500,600	970,500	970,500	Year End Roll	9/29/2016
2016	101	FV	456,700	0	1.7	485,700	942,400	942,400	Year End Roll	1/14/2016
2015	101	FV	444,700	0	1.7	449,700	894,400	894,400	Year End	10/2/2014
2014	101	FV	412,700	0	1.7	402,800	815,500	815,500	Year End Roll	1/23/2014
2013	101	FV	404,700	0	1.7	391,100	795,800	795,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASTERS JOSEPH	22249-560		7/30/1992		430000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2020	R-20-0064	KITCHEN	13,000	O				Kitchen & half bat

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2011	MEAS/EXT INS	25	D ERSKINE
7/15/2006	MEAS/EXT INS	615	
11/10/2001	MEAS DENIED	613	
11/3/1995	MEAS/EXT INS	607	
6/20/1994	FIELDREV CHG	600	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.70000	Total SF/SM:	74052.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	547,509	Spl Credit		Total:	547,500
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