



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	O'NEILL JR PHILIP D
Owner 2:	ARROWOOD LISA G
Owner 3:	
Street 1:	11 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 1989, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		74053		SQUARE FE	PRIME SITE		0	7.	1.056	R3									547,511						547,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	708,100		1.700	547,500	1,255,600
Total Card	708,100		1.700	547,500	1,255,600
Total Parcel	708,100		1.700	547,500	1,255,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	302.71	/Parcel:	302.71

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/23/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	696,900	0	1.7	547,500	1,244,400	1,244,400	Year End Roll	9/26/2019
2019	101	FV	710,800	0	1.7	530,300	1,241,100	1,241,100	Create Final value 2019	6/4/2019
2018	101	FV	710,800	0	1.7	530,300	1,241,100	1,241,100	Year End Roll	9/28/2017
2017	101	FV	683,200	0	1.7	500,600	1,183,800	1,183,800	Year End Roll	9/29/2016
2016	101	FV	669,800	0	1.7	485,700	1,155,500	1,155,500	Year End Roll	1/14/2016
2015	101	FV	653,200	0	1.7	449,700	1,102,900	1,102,900	Year End	10/2/2014
2014	101	FV	608,800	0	1.7	402,800	1,011,600	1,011,600	Year End Roll	1/23/2014
2013	101	FV	597,700	0	1.7	391,100	988,800	988,800	Year End Roll	10/25/2012

Parcel ID 186 8 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
O'NEILL + ARROW	20963-148		1/15/1991	FAMILY		0	No	No		

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
10/22/20	15:28:33

**LAST REV**

Date	Time
09/19/18	11:04:22

**USER DEFINED**

Prior Id # 1:	124 14 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/15/2018	7172	SHEET MT	16,000	C				Sheet metal work t
11/5/1998	1574	ROOF	12,000	C	4/14/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
4/14/1999	MEAS/EXT INS	602	
11/3/1996	MEAS+INSPCTD	607	

Sign:

VERIFICATION OF VISIT NOT DATA

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**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A- - V GOOD-
Year Blt:	1989
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 40%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wal:	0
% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	12.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>12.0%</b>

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.93894660
Const Adj.:	1.01199996
Adj \$ / SQ:	89.320
Other Features:	75581
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	794636
Depreciation:	95356
Depreciated Total:	699279

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
<b>Totals</b>	<b>RM's:</b> 8		<b>BR's:</b> 4		<b>Baths:</b> 3		<b>HB</b>		<b>2</b>			

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

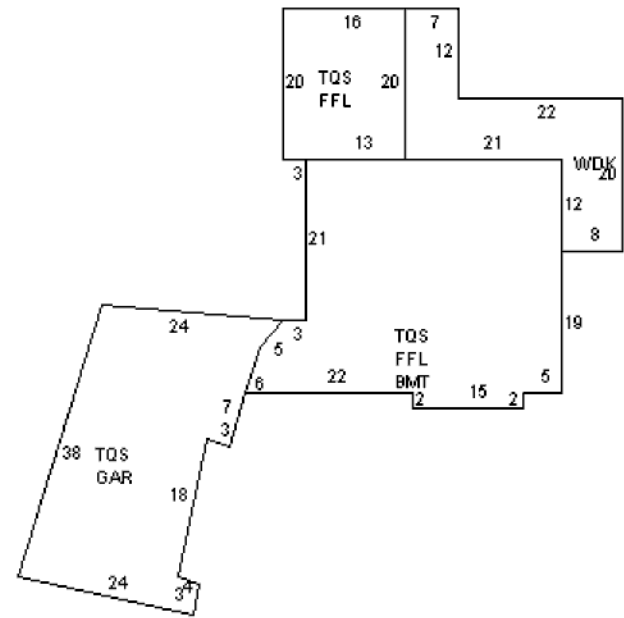
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
<b>Totals</b>			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
<b>WtAv\$/SQ:</b>	<b>AvRate:</b>	<b>Ind.Val</b>	<b>1276538.811</b>	
<b>Juris. Factor:</b>	<b>Val/Su Fin:</b>	<b>170.71</b>		
<b>Special Features:</b> 8800	<b>Val/Su Net:</b>	<b>127.59</b>		
<b>Final Total:</b> 708100	<b>Val/Su SzAd:</b>	<b>222.99</b>		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
TQS	3/4 STORY	1,712	89.320	152,871	
FFL	1ST FLOOR	1,464	89.320	130,765	
BMT	BASEMENT	1,144	50.800	58,116	
GAR	GARAGE	818	36.000	29,448	
WDK	WOOD DECK	412	17.710	7,296	
<b>Net Sketched Area:</b> 5,550		<b>Total:</b>	<b>378,496</b>		
Size Ad	3175.5	Gross Area	6120	FinArea	4148

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85	A	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	WHIRL PL	M	S	1	4	A	AV	1989	2,500.00	B	12	101			8,800			8,800

**PARCEL ID**

186 8 0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:	8,800	Total:	8,800
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