



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMSON MARY ALICE		
Owner 2:			
Owner 3:			
Street 1:	21 BLACKBURNIAN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	DRISCOLL JR - THOMAS C		
Owner 2:	DRISCOLL - ELENA M		
Street 1:	21 BLACKBURNIAN RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	975,600	22,400	1.840	800,100	1,798,100	2561	0				
							GIS Ref				
							GIS Ref				
Total Card					975,600	22,400	1.840	800,100	1,798,100	Entered Lot Size	
Total Parcel					975,600	22,400	1.840	800,100	1,798,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			241.67	/Parcel:	241.67	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	966,800	22400	1.84	800,100	1,789,300	1,789,300	Year End Roll	9/26/2019
2019	101	FV	873,800	22400	1.84	796,900	1,693,100	1,693,100	Create Final value 2019	6/4/2019
2018	101	FV	873,800	22400	1.84	796,900	1,693,100	1,693,100	Year End Roll	9/28/2017
2017	101	FV	848,300	22400	1.84	796,900	1,667,600	1,667,600	Year End Roll	9/29/2016
2016	101	FV	815,100	22400	1.84	744,900	1,582,400	1,582,400	Year End Roll	1/14/2016
2015	101	FV	806,800	22400	1.84	689,700	1,518,900	1,518,900	Year End	10/2/2014
2014	101	FV	716,200	22400	1.84	680,100	1,418,700	1,418,700	Year End Roll	1/23/2014
2013	101	FV	701,200	22400	1.84	660,100	1,383,700	1,383,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRISCOLL JR, THO	69037-350		3/22/2017		1619500	No	No			
VAN VLEET CHARL	30283-320		5/14/1999		1200000	No	No			
KENWARD, JOHN A	24936-316		10/21/1994		1010000	No	No			
CRAFTS FREDERIC	22671-28		11/30/1992		850000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2019	R-19-0180	ROOF	28,740	C				Strip & re-roof dw
6/8/2017	6769	KITCHEN	95,000	O				Remodel kitchen, f
8/3/1995	783-95	MANUAL	6,000	C	6/14/1996			PERGOLA
10/12/1994	591-94	FENCE		C	7/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
2/24/2000	MEAS+INSPCTD	600	
1/12/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
1/19/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

