



**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:						
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		74052		SQUARE FE	PRIME SITE		0	7.91	1.056	R3									618,685						618,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	604,300		1.700	618,700	1,223,000
Total Card		604,300	1.700	618,700	1,223,000
Total Parcel		604,300	1.700	618,700	1,223,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 461.34		/Parcel: 461.34	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	512,800	0	1.7	547,500	1,060,300	1,060,300	Year End Roll	10/15/2020
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

**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		430,000	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	C	7/8/2020			Kitchen & half bat

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
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

**USER DEFINED**

Prior Id # 1:	124 13 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:	

