



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	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		74053		SQUARE FE	PRIME SITE		0	7.91	1.056	R3									618,688						618,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	742,500		1.700	618,700	1,361,200
Total Card	742,500		1.700	618,700	1,361,200
Total Parcel	742,500		1.700	618,700	1,361,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		328.17	/Parcel: 328.17

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
2021	101	FV	708,100	0	1.7	547,500	1,255,600	1,255,600	Year End Roll	10/15/2020
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

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		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

Total AC/HA:	1.70002	Total SF/SM:	74052.87	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	618,688	Spl Credit		Total:	618,700
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