



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOSEPH THOMAS
Owner 2:	JOSEPH LEELAMMA
Owner 3:	
Street 1:	34 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4316 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.73 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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 Influ	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	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		1.893		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									11,358						11,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	715,200	800	3.730	591,400	1,307,400
Total Card	715,200	800	3.730	591,400	1,307,400
Total Parcel	715,200	800	3.730	591,400	1,307,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		389.01	/Parcel: 389.01

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	672,700	800	3.73	511,400	1,184,900	1,184,900	Year End Roll	10/15/2020
2020	101	FV	667,400	800	3.73	519,400	1,187,600	1,187,600	Year End Roll	9/26/2019
2019	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Create Final value 2019	6/4/2019
2018	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Year End Roll	9/28/2017
2017	101	FV	587,500	0	3.73	488,200	1,075,700	1,075,700	Year End Roll	9/29/2016
2016	101	FV	566,000	0	3.73	488,200	1,054,200	1,054,200	Year End Roll	1/14/2016
2015	101	FV	561,100	0	3.73	415,400	976,500	976,500	Year End	10/2/2014
2014	101	FV	526,200	0	3.73	373,800	900,000	900,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARBLER SPRING	23274-560		6/7/1993	CONVENIENC	177,500	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2006	3422	RENOVATI	13,000	C				Convert deck into
10/2/1993	366	FINISH		C	1/4/1994			
6/3/1993	254	NEW HOME	224,000	C	1/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
1/29/1997	ABATE-INSPEC	600	
12/15/1995	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
8/20/1995	ABATE-INSPEC	600	
1/4/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

