

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CYBULAK TR LYNNE W
Owner 2:	
Owner 3:	LYNNE WILLIAMSON CYBULAK TRUST
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:	CYBULAK - STEPHEN J
Owner 2:	CYBULAK - LYNNE W
Street 1:	15 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4317

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 Influ	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	8.75	1.056	R3									684,386						684,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	703,000		1.700	684,400	1,387,400
Total Card	703,000		1.700	684,400	1,387,400
Total Parcel	703,000		1.700	684,400	1,387,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		523.35	/Parcel: 523.35

Legal Description	User Acct
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
2022	101	FV	604,300	0	1.7	618,700	1,223,000	1,223,000	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CYBULAK,STEPHEN	79204-362		11/23/2021	CONVENIENC	99	No	No	
MASTERS JOSEPH	22249-560		7/30/1992		430,000	No	No	

TAX DISTRICT

PAT ACCT.

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
12/22/2021	INSPECTED	5	TB
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:	

