



**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:						
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 Infru	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	8.75	1.056	R3									684,389						684,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	867,100		1.700	684,400	1,551,500
Total Card		867,100	1.700	684,400	1,551,500
Total Parcel		867,100	1.700	684,400	1,551,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 374.04		/Parcel: 374.04	

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

GIS Ref
GIS Ref
Insp Date
12/22/21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	742,500	0	1.7	618,700	1,361,200	1,361,200	Year End Roll	10/19/2021
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

**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
12/22/2021	INSPECTED	5	TB
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

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A-	- V GOOD-	
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	40%

Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	WHIRL PL	M	S	1	4	A	AV	1989	2,500.00	B	11.5	101			8,900			8,900

More:	N				
Total Yard Items:		Total Special Features:	8,900	Total:	8,900

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:	GD	- Good	11.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			11.5%

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.93894660
Const Adj.:	1.01199996
Adj \$ / SQ:	119.727
Other Features:	75581
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	969712
Depreciation:	111517
Depreciated Total:	858195

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals						RM	s: 8	BR	s: 4	Baths:	3	HB	2

**REMODELING**

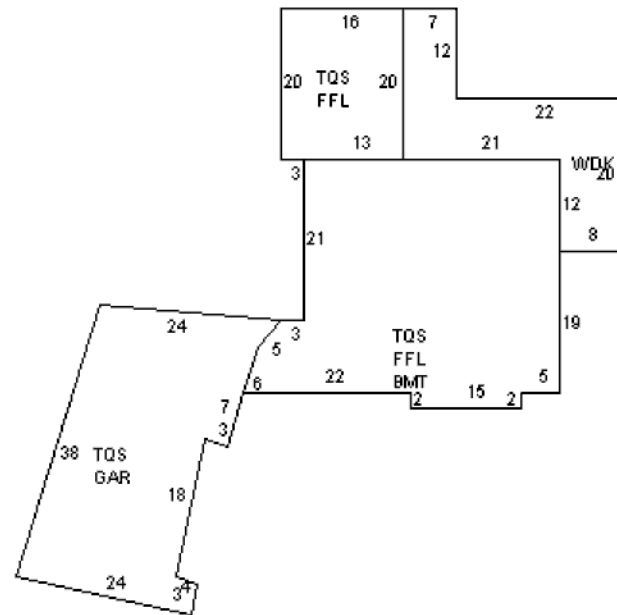
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1276538.811
Juris. Factor:		Before Depr:	203.54		
Special Features:	8900	Val/Su Net:	156.23		
Final Total:	867100	Val/Su SzAd	273.06		

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
TQS	3/4 STORY	1,712	119.730	204,913	
FFL	1ST FLOOR	1,464	119.730	175,280	
BMT	BASEMENT	1,144	68.090	77,900	
GAR	GARAGE	818	36.000	29,448	
WDX	WOOD DECK	412	17.710	7,296	
Net Sketched Area:		5,550	Total:	494,837	
Size Ad	3175.5	Gross Area	6120	FinArea	4148

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85	A	0

**IMAGE**

**AssessPro** Patriot Properties, Inc