



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG GIGI	
Owner 2:		
Owner 3:		
Street 1:	31 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 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1994, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		
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		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	838,800	3,300	1.840	840,100	1,682,200
Total Card 838,800 3,300 1.840 840,100 1,682,200					
Total Parcel 838,800 3,300 1.840 840,100 1,682,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		416.90	/Parcel: 416.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	744,300	1900	1.84	768,100	1,514,300	1,514,300	Year End Roll	10/19/2021
2021	101	FV	694,900	1900	1.84	800,100	1,496,900	1,496,900	Year End Roll	10/15/2020
2020	101	FV	688,800	1900	1.84	800,100	1,490,800	1,490,800	Year End Roll	9/26/2019
2019	101	FV	623,200	1900	1.84	796,900	1,422,000	1,422,000	Create Final value 2019	6/4/2019
2018	101	FV	623,200	1900	1.84	796,900	1,422,000	1,422,000	Year End Roll	9/28/2017
2017	101	FV	599,600	0	1.84	796,900	1,396,500	1,396,500	Year End Roll	9/29/2016
2016	101	FV	576,400	0	1.84	744,900	1,321,300	1,321,300	Year End Roll	1/14/2016
2015	101	FV	570,700	0	1.84	689,700	1,260,400	1,260,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WARBLER SPRINGS	23701-32		9/28/1993		275,000	Yes	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/7/2014	5864	ROOF	16,995	C				
8/17/1993	318	NEW HOME	250,000	C	1/12/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2020	ABATE-INSPEC	624	W Coelho
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	ENTRY DENIED	613	
1/9/1997	MEAS+INSPCTD	600	
1/12/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
1/12/1995	MEAS+INSPCTD	606	
1/3/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1994	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	GD	- Good	9.8%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			9.8%

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
19	PATIO	D	Y	1	26X12	A	AV	2017	14.00	T	25	101			3,300			3,300

More: N Total Yard Items: 3,300 Total Special Features: Total: 3,300

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	118.00
Size Adj.:	0.89869887
Const Adj.:	1.01999998
Adj \$ / SQ:	108.167
Other Features:	73912
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	929882
Depreciation:	91128
Depreciated Total:	838753

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1258601.195
Juris. Factor:		Before Depr:	173.07	
Special Features:	0	Val/Su Net:	125.23	
Final Total:	838800	Val/Su SzAd:	207.88	

COMPARABLE SALES

185 23 0

COMMENTS

INT PART FIN, MASTERBATH + HALF BATH ROUGHED ONLY .

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:	9	BR:	4	Bath:	4	HB:	1				

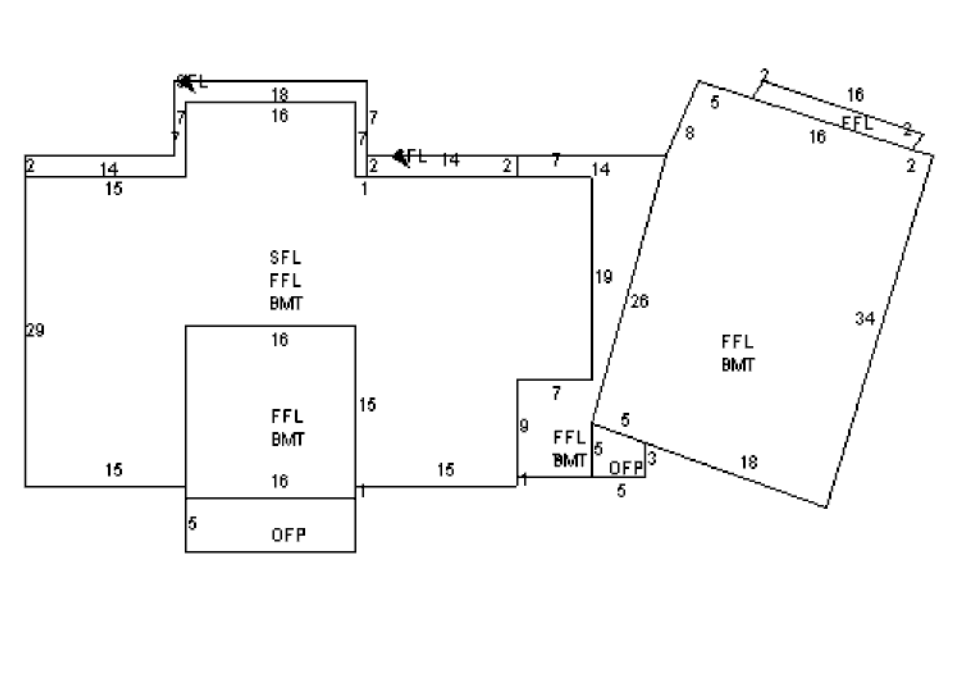
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,590	108.170	280,154	
BMT	BASEMENT	2,563	27.040	69,308	
SFL	2ND FLOOR	1,445	108.170	156,302	
OFF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		6,698	Total:	507,264	
Size Ad	4035	Gross Area	6698	FinArea	4035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

