185	22	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	2,032,600
Map	Lot	Sublot	Building	Unit	CARD	!640!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LIEBLICH TR JASON
Owner 2:	LIEBLICH TR ELIZABETH
Owner 3:	ELIZABETH LIEBLICH 2021 TRUST
Street 1:	37 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4317 Type:

PREVIOUS OWNER

Owner 1:	LIEBLICH - JASON
Owner 2:	LIEBLICH - ELIZABETH
Street 1:	37 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4317

NARRATIVE DESCRIPTION

This Parcel contains 1.84 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, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,148,300	44,200	1.840	840,100	2,032,600
Total Card	1,148,300	44,200	1.840	840,100	2,032,600
Total Parcel	1,148,300	44,200	1.840	840,100	2,032,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.15 | /Parcel: 358.15

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 03/03/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 185 22 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,048,100	32300	1.84	768,100	1,848,500	1,848,500	Year End Roll	10/19/2021
2021	101	FV	985,000	32300	1.84	800,100	1,817,400	1,817,400	Year End Roll	10/15/2020
2020	101	FV	977,100	32300	1.84	800,100	1,809,500	1,809,500	Year End Roll	9/26/2019
2019	101	FV	889,000	30800	1.84	796,900	1,716,700	1,716,700	Create Final value 2019	6/4/2019
2018	101	FV	889,000	30800	1.84	796,900	1,716,700	1,716,700	Year End Roll	9/28/2017
2017	101	FV	866,400	30800	1.84	796,900	1,694,100	1,694,100	Year End Roll	9/29/2016
2016	101	FV	834,600	30800	1.84	744,900	1,610,300	1,610,300	Year End Roll	1/14/2016
2015	101	FV	827,200	30800	1.84	689,700	1,547,700	1,547,700	Year End	10/2/2014

PRINT

Date	Time
10/18/22	17:32:21

LAST REV

Date	Time
09/05/22	12:15:25

apro

640

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEBLICH,JASON	78389-81		8/2/2021	CONVENIENC	1	No	No			
HOLCOMB ROBERT	51247-491		5/30/2008		1,655,000	No	No			
CRAFTS FREDERIC	22987-171		3/17/1993		760,000	No	No			HSE.NOT COMP.ASS/DAT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2020	R-20-0070	POOL	40,000	C	10/20/2020			Install in-ground
12/5/2018	7276	BATH	40,000	C				Remodel master bat
11/19/2012	5244	ROOF	24,000	C				strip & re-roof dw
5/28/1996	959-96	BARN	28,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	INFO AT DOOR	622	K Cuoco
3/3/2009	MEAS+INSPCTD	100	
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
5/27/1997	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	
7/8/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
2/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124 16 11
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:	

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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.0033		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									99						100	

Total AC/HA:	1.83985	Total SF/SM:	80143.87	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	840,099	Spl Credit		Total:	840,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro

meadorse

2023

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:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	4 - CARPET	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	7.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.2	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	0.86718750
Const Adj.:	1.00999999
Adj $ / SQ:	103.351
Other Features:	116671
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1237359
Depreciation:	89090
Depreciated Total:	1148270

COMMENTS

ON WESTON LINE .

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	RMs:	10	BRs:	4	Baths:	4	HB	1

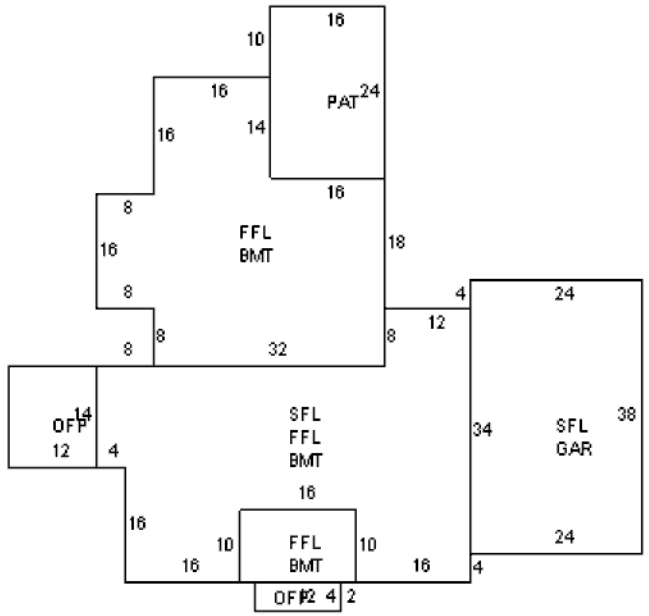
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1582132.572

Juris. Factor:		Before Depr:	165.36
Special Features:	0	Val/Su Net:	122.06
Final Total:	1148300	Val/Su SzAd	224.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,776	31.010	86,071
FFL	1ST FLOOR	2,776	103.350	286,904
SFL	2ND FLOOR	2,344	103.350	242,256
GAR	GARAGE	912	36.000	32,832
PAT	PATIO	384	14.000	5,376
OFP	OPEN PORCH	216	15.000	3,240

Net Sketched Area:	9,408			Total:	656,679
Size Ad	5120	Gross Area	9408	FinArea	5675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

185 22 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
33	2 ST BARN	D	Y	1	22X31	A	AV	1997	55.00	T	37.5	101			23,400			23,400
19	PATIO	D	Y	1	14x18	A	AV	2010	14.00	T	40	101			2,100			2,100
12	POOL I-G	D	Y	1	800	G	AV	2022	27.50	T	15	101			18,700			18,700

More:	N	Total Yard Items:	44,200	Total Special Featues:		Total:	44,200