



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	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 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	8.	1.000	R2									640,000						640,000	
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	797,500	1,400	3.730	651,400	1,450,300
Total Card	797,500	1,400	3.730	651,400	1,450,300
Total Parcel	797,500	1,400	3.730	651,400	1,450,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		431.53	/Parcel: 431.53

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	715,200	800	3.73	591,400	1,307,400	1,307,400	Year End Roll	10/19/2021
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

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:	8	- BRICK VEN 25%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

CONTAINS PART-LOT 16.13

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1993	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

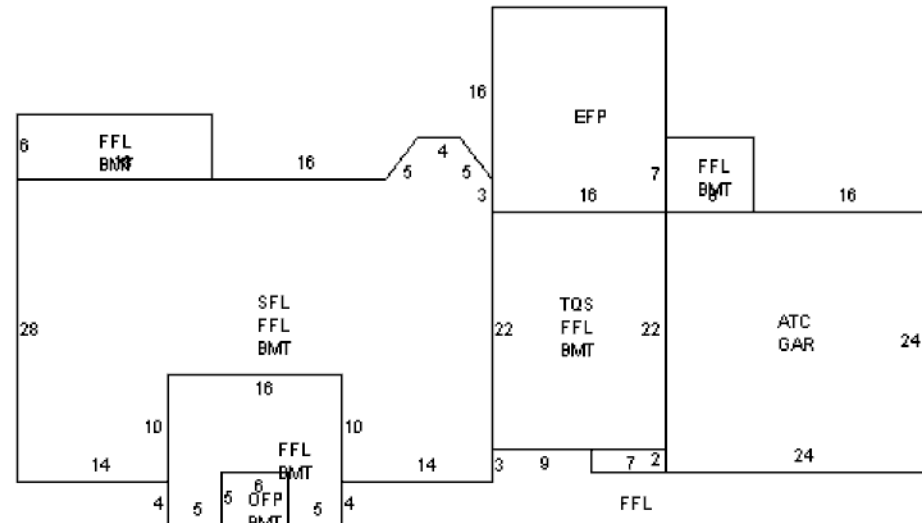
CONDO INFORMATION

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

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:	11	BR:	4	Baths:	3	HB:	1				

SKETCH



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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	10.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		10.1%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	1
Totals	1	11	4

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.93820578
Const Adj.:	1.03275001
Adj \$ / SQ:	114.334
Other Features:	85426
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	887046
Depreciation:	89592
Depreciated Total:	797454

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val 1118362.475

Juris. Factor:		Before Depr:	182.93
Special Features:	0	Val/Su Net:	130.50
Final Total:	797500	Val/Su SzAdj:	250.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,840	28.580	52,594	
FFL	1ST FLOOR	1,824	114.330	208,545	
SFL	2ND FLOOR	1,100	114.330	125,767	
GAR	GARAGE	576	36.000	20,736	
EFP	ENCL PORCH	304	36.000	10,944	
TQS	3/4 STORY	264	114.330	30,184	
ATC	ATTIC	173	114.330	19,757	
OFF	OPEN PORCH	30	15.000	450	
Net Sketched Area: 6,111		Total:		468,977	
Size Ad	3188	Gross Area	6602	FinArea	3361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	19X15	A	AV	2017	14.00	T	25	101			1,400		1,400

PARCEL ID 185 20 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400
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