



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FRIDOLIN HL, LINCOLN

OWNERSHIP

Owner 1:	TASKOR YESIM
Owner 2:	PIRNAR HALIL ALI
Owner 3:	
Street 1:	5 FRIDOLIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BARRON - DONALD W
Owner 2:	-
Street 1:	5 FRIDOLIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.803 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		78527.4		SQUARE FE	PRIME SITE		0	9.25	1.013	R4									735,914						735,900	

Total AC/HA:	1.80274	Total SF/SM:	78527.35	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	735,914	SpI Credit	Total:	735,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,018,600		1.803	735,900	1,754,500	934	0
Total Card							1,018,600
Total Parcel							1,018,600
Source: Market Adj Cost							Total Value per SQ unit /Card: 352.45 /Parcel: 352.45
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	900,300	0	1.803	681,000	1,581,300	1,581,300	Year End Roll	10/19/2021
2021	101	FV	867,400	0	1.803	636,500	1,503,900	1,503,900	Year End Roll	10/15/2020
2020	101	FV	859,900	0	1.803	660,300	1,520,200	1,520,200	Year End Roll	9/26/2019
2019	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Create Final value 2019	6/4/2019
2018	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Year End Roll	9/28/2017
2017	101	FV	778,200	0	1.803	636,500	1,414,700	1,414,700	Year End Roll	9/29/2016
2016	101	FV	754,800	0	1.803	618,200	1,373,000	1,373,000	Year End Roll	1/14/2016
2015	101	FV	747,600	0	1.803	572,000	1,319,600	1,319,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRON,DONALD W	1516-69		9/29/2017	MULTI-PARCEL	1,400,000	No	No			
KOCH VICTOR R,	1325-6		8/17/2006		1,506,000	No	No			This property also has 1/2 ownershi
FILLMORE MICHA E	1202-30		3/16/1999		888,000	No	No			
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400,000	Yes	No			ADDNL 1ST \$100000

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/1997	1235	NEW HOME	340,000	C	6/23/1998			6/23/98 90%

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
8/23/2007	MEAS/EXT INS	617	D HASCHIG
7/1/1999	MEAS/EXT INS	600	
3/27/1999	MEAS/EXT INS	602	
6/23/1998	MEAS/EXT INS	600	

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

USER DEFINED

Prior Id # 1: 48 6 5

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:

PRINT

Date	Time
10/18/22	19:26:12

LAST REV

Date	Time
10/13/17	15:59:11

blakeley

1383

