



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:				Topo		
D				Street	1	PAVED
s				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 Infl	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	9.5	1.056	R3									743,051						743,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	998,400		1.700	743,100	1,741,500
Total Card		998,400	1.700	743,100	1,741,500
Total Parcel		998,400	1.700	743,100	1,741,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 419.85		/Parcel: 419.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	867,100	0	1.7	684,400	1,551,500	1,551,500	Year end	11/3/2022
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

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			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2023	R-23-0114	BATH	72,750	O				Renovate two bathr
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 ___/___/___

USER DEFINED

Prior Id # 1:	124 14 0
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
09/13/23	17:53:00

LAST REV

Date	Time
07/17/23	12:08:24

blakeley
636

