

Town Of Lincoln



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 Infl	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	12.4	1.000	R5									992,000						992,000	
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	844,900	3,300	1.840	992,100	1,840,300
Total Card	844,900	3,300	1.840	992,100	1,840,300
Total Parcel	844,900	3,300	1.840	992,100	1,840,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		456.08	/Parcel: 456.08

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
11/12/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	838,800	3300	1.84	840,100	1,682,200	1,682,200	Year end	11/3/2022
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

Parcel ID 185 23 0

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	09/13/23	17:53:18
LAST REV	Date	Time
	11/12/20	13:06:35
apro		
	639	

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

