



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANTON CHARLES
Owner 2:	TASKOR YESIM
Owner 3:	PIRNAR HALIL ALI
Street 1:	9 FRIDOLIN HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANTON - CHARLES
Owner 2:	TASKOR - YESIM
Street 1:	9 FRIDOLIN HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .224 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	4	NONE
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	ROLLNG
s				Street	2	PARTIAL P
t				Traffic	2	LIGHT

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
132	UNDEV		0.22353		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									1,341						1,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
132			0.224	1,300	1,300	934
Total Card			0.224	1,300	1,300	Entered Lot Size
Total Parcel			0.224	1,300	1,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
		Land Unit Type:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	132	FV		0	.224	1,300	1,300	1,300	Year end	11/3/2022
2022	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	10/19/2021
2021	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	10/15/2020
2020	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	9/26/2019
2019	132	FV		0	.224	1,300	1,300	1,300	Create Final value 2019	6/4/2019
2018	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	9/28/2017
2017	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	9/29/2016
2016	132	FV		0	.224	1,300	1,300	1,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANTON CHARLES	1516-69		9/29/2017	MULTI-PARCEL	1,400,000	No	No			
HAYDON TR TREVO	1480-211		10/30/2015	MULTI-PARCEL	1,825,000	No	No			
CHOE MICHAEL W	1359-38		9/2/2008	MULTI-PARCEL	1,820,000	Yes	No			SALE INCLUDES 1/2 INT IN 48-6-3L48
FLASHNER BONNIE	1325-6		8/17/2006	PART INTERES	1,506,000	Yes	No			owned by 48-6-5 & 48-6-4
FLASHNER BONNIE	1311-79		11/17/2005	PART INTERES	1,870,000	Yes	No			lot owned by 48-6-5 & 48-6-4
FILLMORE MICHAEL	1138977		5/10/2000	PART INTERES		1	Yes	No		Koch, Flashner 1/2 int
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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.22353	Total SF/SM:	9736.97	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	1,341	SpI Credit:		Total:	1,300
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