



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
Postal:	01773

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.19 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	0	SEPTIC
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		4.19		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									25,140						25,100	Cons Restr

Total AC/HA:	4.19000	Total SF/SM:	182516.41	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	25,140	SpI Credit		Total:	25,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
132			4.190	25,100	25,100	934	0				
Total Card							4.190	25,100	25,100	Entered Lot Size	
Total Parcel							4.190	25,100	25,100	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	4.19	25,100	25,100	25,100	Year end	11/3/2022
2022	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	10/19/2021
2021	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	10/15/2020
2020	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	9/26/2019
2019	132	FV		0	4.19	25,100	25,100	25,100	Create Final value 2019	6/4/2019
2018	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	9/28/2017
2017	132	FV		0	4.19	25,100	25,100	25,100	Year End Roll	9/29/2016
2016	132	FV		0	4.19	25,100	25,100	25,100	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 48-6-3;48-
CHOE MICHAEL W	1325-6		8/17/2006	PART INTERES	1,506,000	Yes	No			OWNED BY PARCEL 48-6-4 & 48-6-5
CHOE MICHAEL W	1311-79		11/17/2005	PART INTERES	1,870,000	Yes	No			OWNED BY PARCEL 48-6-4 & 48-6-5
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			

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

USER DEFINED

Prior Id # 1:	48 6 6
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
09/14/23	00:05:17

LAST REV

Date	Time
10/13/17	16:02:15

blakeley 2621

