

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	CYBULAK TR LYNNE W
Owner 2:	
Owner 3:	LYNNE WILLIAMSON CYBULAK TRUST
Street 1:	15 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4317 Type:

PREVIOUS OWNER

Owner 1:	CYBULAK - STEPHEN J
Owner 2:	CYBULAK - LYNNE W
Street 1:	15 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4317

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1987, having primarily WOOD SHING Exterior and 2651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		74052		SQUARE FE	PRIME SITE		0	9.98	1.06	R3									780,595						780,600	

Total AC/HA:	1.70000	Total SF/SM:	74052	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	780,595	SpI Credit	Total:	780,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	881,200		780,600	1,661,800
Total Card	1.700	881,200		780,600	1,661,800
Total Parcel	1.700	881,200		780,600	1,661,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	626.86	/Parcel:	626.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	814,700	0	1.7	757,900	1,572,600		Year End Roll	12/2/2024
2024	101	FV	806,100	0	1.7	743,100	1,549,200		Year end	11/9/2023
2023	101	FV	703,000	0	1.7	684,400	1,387,400	1,387,400	Year end	11/3/2022
2022	101	FV	604,300	0	1.7	618,700	1,223,000	1,223,000	Year End Roll	10/19/2021
2021	101	FV	512,800	0	1.7	547,500	1,060,300	1,060,300	Year End Roll	10/15/2020
2020	101	FV	504,200	0	1.7	547,500	1,051,700	1,051,700	Year End Roll	9/26/2019
2019	101	FV	478,100	0	1.7	530,300	1,008,400	1,008,400	Create Final va	6/4/2019
2018	101	FV	478,100	0	1.7	530,300	1,008,400	1,008,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CYBULAK,STEPHEN	79204-362		11/23/2021	CONVENIENC	99	No	No		
MASTERS JOSEPH	22249-560		7/30/1992		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	R-20-0064	KITCHEN	13,000	C	7/8/2020			Kitchen & half bat

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2021	INSPECTED	5	TB
7/8/2021	QUESTIONNAIR	624	W Coelho
10/7/2011	MEAS/EXT INS	25	D ERSKINE
7/15/2006	MEAS/EXT INS	615	
11/10/2001	MEAS DENIED	613	
11/3/1995	MEAS/EXT INS	607	
6/20/1994	FIELDREV CHG	600	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	780,595	SpI Credit	Total:	780,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 13 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:	
CivilDistrict:	
Ratio:	

!635!

PRINT

Date	Time
09/26/25	14:58:43

LAST REV

Date	Time
12/22/21	08:19:20

apro 635

PAT ACCT.

