

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,908,500 / 1,908,500  
 USE VALUE: 1,908,500 / 1,908,500  
 ASSESSED: 1,908,500 / 1,908,500



**Patriot**  
Properties Inc.

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 CONTEMPORARY Building built about 1989, having primarily WOOD SHING Exterior and 4148 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 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		74053		SQUARE FE	PRIME SITE		0	9.98	1.06	R3									780,598						780,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	1,127,900		780,600	1,908,500
Total Card	1.700	1,127,900		780,600	1,908,500
Total Parcel	1.700	1,127,900		780,600	1,908,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		460.11	/Parcel: 460.11

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,038,700	0	1.7	757,900	1,796,600		Year End Roll	12/2/2024
2024	101	FV	998,400	0	1.7	743,100	1,741,500		Year end	11/9/2023
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 va	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'NEILL + ARROW	20963-148		1/15/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2024	R-24-0037	KITCHEN	58,400	O				Renovate kitchen
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

