



Patriot
Properties Inc.

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 COLONIAL Building built about 1994, having primarily CLAPBOARD Exterior and 4035 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		
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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	906,900	3,500	1,042,500	1,952,900
Total Card 1.840 906,900 3,500 1,042,500 1,952,900					
Total Parcel 1.840 906,900 3,500 1,042,500 1,952,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		483.99	/Parcel: 483.99

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	857,300	3300	1.84	1,012,100	1,872,700		Year End Roll	12/2/2024
2024	101	FV	844,900	3300	1.84	992,100	1,840,300		Year end	11/9/2023
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 va	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

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2025	E-25-0042	MANUAL	1,000	C				
12/13/2024	R-24-0239	KITCHEN	18,450	C				Replacing kitchen
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

