

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOSEPH THOMAS
Owner 2:	JOSEPH LEELAMMA
Owner 3:	
Street 1:	34 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4316 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.73 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 3361 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		1.893		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									13,251						13,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.730	859,300	1,500	714,100	1,574,900
Total Card	3.730	859,300	1,500	714,100	1,574,900
Total Parcel	3.730	859,300	1,500	714,100	1,574,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		468.61	/Parcel: 468.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	813,400	1400	3.73	706,900	1,521,700		Year End Roll	12/2/2024
2024	101	FV	802,800	1400	3.73	691,400	1,495,600		Year end	11/9/2023
2023	101	FV	797,500	1400	3.73	651,400	1,450,300	1,450,300	Year end	11/3/2022
2022	101	FV	715,200	800	3.73	591,400	1,307,400	1,307,400	Year End Roll	10/19/2021
2021	101	FV	672,700	800	3.73	511,400	1,184,900	1,184,900	Year End Roll	10/15/2020
2020	101	FV	667,400	800	3.73	519,400	1,187,600	1,187,600	Year End Roll	9/26/2019
2019	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Create Final va	6/4/2019
2018	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARBLER SPRING	23274-560		6/7/1993	CONVENIENC	177,500	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2006	3422	RENOVATI	13,000	C				Convert deck into
10/2/1993	366	FINISH		C	8/24/1995			
6/3/1993	254	NEW HOME	224,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
1/29/1997	ABATE-INSPEC	600	
12/15/1995	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
8/20/1995	ABATE-INSPEC	600	
1/4/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 16 12
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:	

