

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLZWARTH TR MARK E
Owner 2:	MARK HOLZWARTH FAM PROT TRUS
Owner 3:	
Street 1:	22 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4316 Type:

PREVIOUS OWNER

Owner 1:	HOLZWARTH TR - MICHAEL G
Owner 2:	-
Street 1:	22 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4316

NARRATIVE DESCRIPTION

This parcel contains 2.607 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily CLAPBOARD Exterior and 4522 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.77		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									5,390						5,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.607	1,034,300		706,200	1,740,500
Total Card	2.607	1,034,300		706,200	1,740,500
Total Parcel	2.607	1,034,300		706,200	1,740,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	384.90	/Parcel:	384.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	976,400	0	2.607	699,000	1,675,400		Year End Roll	12/2/2024
2024	101	FV	962,700	0	2.607	684,600	1,647,300		Year end	11/9/2023
2023	101	FV	955,900	0	2.607	644,600	1,600,500	1,600,500	Year end	11/3/2022
2022	101	FV	851,800	0	2.607	584,600	1,436,400	1,436,400	Year End Roll	10/19/2021
2021	101	FV	797,400	0	2.607	504,600	1,302,000	1,302,000	Year End Roll	10/15/2020
2020	101	FV	790,600	0	2.607	512,600	1,303,200	1,303,200	Year End Roll	9/26/2019
2019	101	FV	717,000	0	2.607	495,800	1,212,800	1,212,800	Create Final va	6/4/2019
2018	101	FV	717,000	0	2.607	495,800	1,212,800	1,212,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLZWARTH TR,MI	83915-204		3/31/2025	CONVENIENC	99	No	No		
HOLZWARTH TR,MI	69871-391		9/1/2017	CONVENIENC	1	No	No		
BUSCHMAN STEVEN	55728-281		11/1/2010		1,020,000	No	No		
MELE MICHAEL	26272-425		4/30/1996		735,000	No	No		
WARBLER SPRINGS	25059-429		12/15/1994		235,000	Yes	No		
	15556-107		5/4/1984	INTRA-CORP		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2010	4404	ROOF	7,500	C				repair/replace 3 r
11/28/1994	619-94	NEW HOME	350,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2011	MEAS+INSPCTD	618	G BOURGAULT
6/27/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	
5/1/1997	MEAS/EXT INS	600	
12/15/1995	MEAS/EXT INS	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	124 16 14
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:	

