



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LIEBLICH JASON
Owner 2:	LIEBLICH ELIZABETH
Owner 3:	
Street 1:	37 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4317 Type:

**PREVIOUS OWNER**

Owner 1:	HOLCOMB ROBERT C -
Owner 2:	HOLCOMB SANDRA L -
Street 1:	37 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4317

**NARRATIVE DESCRIPTION**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.0033		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									99						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	985,000	32,300	1.840	800,100	1,817,400
<b>Total Card</b> 985,000 32,300 1.840 800,100 1,817,400					
<b>Total Parcel</b> 985,000 32,300 1.840 800,100 1,817,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		320.24	/Parcel: 320.24

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
2020	101	FV	977,100	32300	1.84	800,100	1,809,500	1,809,500	Year End Roll	9/26/2019
2019	101	FV	889,000	30800	1.84	796,900	1,716,700	1,716,700	Create Final value 2019	6/4/2019
2018	101	FV	889,000	30800	1.84	796,900	1,716,700	1,716,700	Year End Roll	9/28/2017
2017	101	FV	866,400	30800	1.84	796,900	1,694,100	1,694,100	Year End Roll	9/29/2016
2016	101	FV	834,600	30800	1.84	744,900	1,610,300	1,610,300	Year End Roll	1/14/2016
2015	101	FV	827,200	30800	1.84	689,700	1,547,700	1,547,700	Year End	10/2/2014
2014	101	FV	775,400	30800	1.84	680,100	1,486,300	1,486,300	Year End Roll	1/23/2014
2013	101	FV	760,600	30800	1.84	660,100	1,451,500	1,451,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLCOMB ROBERT	51247-491		5/30/2008		1655000	No	No			
CRAFTS FREDERIC	22987-171		3/17/1993		760000	No	No			HSE.NOT COMP.ASS/DAT

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/7/2020	R-20-0070	POOL	40,000	O				Install in-ground
12/5/2018	7276	BATH	40,000	C				Remodel master bat
11/19/2012	5244	ROOF	24,000	C				strip & re-roof dw
5/28/1996	959-96	BARN	28,000	C	5/27/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/31/2018	INFO AT DOOR	622	K Cuoco
3/3/2009	MEAS+INSPCTD	100	
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
5/27/1997	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	
7/8/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
2/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

