



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	BUREAU TR SANDYS M
Owner 2:	
Owner 3:	HJS NOMINEE TRUST
Street 1:	109 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHUPE - JOHN P
Owner 2:	SHUPE - DANIELLE
Street 1:	109 OLD SUDBURY ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1800, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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		58370		SQUARE FE	PRIME SITE		0	6.78	1.259	R3									498,405						498,400	

Total AC/HA:	1.33999	Total SF/SM:	58369.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	498,405	Spl Credit	Total:	498,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	688,900		1.340	498,400	1,187,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						241.22	/Parcel: 241.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	646,500	0	1.34	498,400	1,144,900	1,144,900	Year End Roll	9/28/2017
2017	101	FV	630,400	0	1.34	470,500	1,100,900	1,100,900	Year End Roll	9/29/2016
2016	101	FV	593,600	0	1.34	456,500	1,050,100	1,050,100	Year End Roll	1/14/2016
2015	101	FV	464,600	0	1.34	422,700	887,300	887,300	Year End	10/2/2014
2014	101	FV	435,200	0	1.34	378,600	813,800	813,800	Year End Roll	1/23/2014
2013	101	FV	426,700	0	1.34	367,600	794,300	794,300	Year End Roll	10/25/2012
2012	101	FV	242,500	24100	1.34	404,300	670,900	670,900	Year End	1/26/2012
2011	101	FV	247,300	24100	1.34	410,900	682,300	682,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHUPE,JOHN P	67508-5		6/27/2016		1215000	No	No			
CASSIDY TR,MARY	63860-70		7/2/2014	PARTIAL INTR	1250000	No	No			
BOULDER APPLETR	51636-443		8/29/2008		755000	No	No			
GALINSKY BLAIR,	49748-146		7/9/2007		808000	No	No			
SMITH FRANCES I	49748-142		7/9/2007		808000	No	No			
LEVEY, RUTH P.	25001-63		11/18/1994	PARTIAL INTR	331000	No	No			.07 ACRES IN WAYLAND
LEVEY REALTY TR	24200-390		1/25/1994	FAMILY	100	No	No			
LEVEY HAROLD/RU	20466-411		4/2/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/5/2017	6789	RENO-ADD	155,000	C	3/1/2018			Convert garage spa
7/7/2010	4511	RENOVATI	225,000	C	10/28/2010			construct master b
6/12/2000	2000	DEMOLITI						
6/6/2000	1998	GARAGE	55,000	C	6/26/2001			
9/18/1997	1278	ADDITION	41,000	C	3/7/1998			3/7/98 100%
4/4/1995	683-95	MANUAL	5,500	C	8/31/1995			BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
6/7/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2001	MEAS+INSPCTD	613	M COLE
3/7/1998	MEAS+INSPCTD	602	D TUCKER
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/25/1996	MEAS/EXT INS	606	J SMITH
8/31/1995	PERMIT VISIT	606	J SMITH
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	117 16 0
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:	

PRINT

Date	Time
10/02/18	15:42:06

LAST REV

Date	Time
03/01/18	14:12:48

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