



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHILLING ANDREW J
Owner 2:	SHILLING KIRSTEN N
Owner 3:	
Street 1:	93 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

PREVIOUS OWNER

Owner 1:	FLINT JONATHAN A -
Owner 2:	FLINT ALICE LEE -
Street 1:	93 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4806

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1877, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,295,800	96,900	1.870	647,400	2,040,100	z382	0				
							GIS Ref				
							GIS Ref				
Total Card					1,295,800	96,900	1.870	647,400	2,040,100	Entered Lot Size	
Total Parcel					1,295,800	96,900	1.870	647,400	2,040,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			356.47	/Parcel:	356.47	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,295,800	96900	1.87	647,400	2,040,100	2,040,100	Year End Roll	9/28/2017
2017	101	FV	1,170,800	96900	1.87	641,000	1,908,700	1,908,700	Year End Roll	9/29/2016
2016	101	FV	1,132,700	96900	1.87	622,600	1,852,200	1,852,200	Year End Roll	1/14/2016
2015	101	FV	1,065,600	96900	1.87	576,200	1,738,700	1,738,700	Year End	10/2/2014
2014	101	FV	1,017,700	96900	1.87	537,000	1,651,600	1,651,600	Year End Roll	1/23/2014
2013	101	FV	989,000	96900	1.87	521,000	1,606,900	1,606,900	Year End Roll	10/25/2012
2012	101	FV	989,000	96900	1.87	541,000	1,626,900	1,626,900	Year End	1/26/2012
2011	101	FV	1,036,900	96900	1.87	559,400	1,693,200	1,693,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLINT JONATHAN	32070-221		11/20/2000		1350000	No	No			
MCCURDY MICHAEL	14394-38		8/25/1981		170000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/15/2010	4420	RENOVATI	26,500	C	7/21/2010			reno master bth
2/23/2006	3362	ADDITION	662,566	C	6/16/2006			Add pantry/foyer/m
7/31/2001	2305	GAR-BARN	90,000	C	6/1/2002			
6/21/1995	753-95	RENOVATI	138,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
3/29/2007	MEAS+INSPCTD	100	B MORGAN
6/16/2006	MEAS/EXT INS	50	J NOONE
6/1/2002	MEAS/EXT INS	613	M COLE
9/29/2001	M&L EXTERIOR	615	D VELUTTI
4/11/1996	MEAS/EXT INS	606	J SMITH
1/21/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

