



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OCONNOR KELLY ANNE
Owner 2:	VOLPONE CHARLES J
Owner 3:	
Street 1:	80 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PATEL - SANJIV
Owner 2:	-
Street 1:	25 LONGMEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		41818		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,738						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	212,300	700	0.960	464,700	677,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 351.50						/Parcel: 351.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	212,300	700	.96	464,700	677,700	677,700	Year End Roll	9/28/2017
2017	101	FV	210,400	700	.96	438,700	649,800	649,800	Year End Roll	9/29/2016
2016	101	FV	208,400	700	.96	425,700	634,800	634,800	Year End Roll	1/14/2016
2015	101	FV	204,500	700	.96	394,100	599,300	599,300	Year End	10/2/2014
2014	101	FV	196,600	700	.96	353,000	550,300	550,300	Year End Roll	1/23/2014
2013	101	FV	192,700	700	.96	342,700	536,100	536,100	Year End Roll	10/25/2012
2012	101	FV	192,700	700	.96	366,500	559,900	559,900	Year End	1/26/2012
2011	101	FV	198,600	700	.96	372,500	571,800	571,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PATEL,SANJIV	61812-6		5/16/2013	PARTIAL INTR	665000	No	No			
MACKENZIE JR TR	58909-97		4/17/2012	PARTIAL INTR	500000	No	No			partially in Wayland
MACKENZIE MURDO	53676-241		10/15/2009	FAMILY		1	No	No		
MACKENZIE ADELI	12370-697		1/29/1973	FAMILY		0	No	No		Adeline Antoinette death cert bk 54

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/9/2014	5628	SOLAR PA	16,300	C				installation of ro
4/17/2012	5018	RENOVATI	34,400	C				re-roof main house

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2014	SALES INSP	618	G BOURGAULT
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	D VELUTTI
5/13/1996	MEAS+INSPCTD	606	J SMITH
4/25/1996	MEAS/EXT INS	606	J SMITH
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

