



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	UHRICH CHRISTOPHER A
Owner 2:	BROGAN JULIE A
Owner 3:	
Street 1:	88 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

**PREVIOUS OWNER**

Owner 1:	CLINGAN-DARACK LAURIE A TR -
Owner 2:	88 OLD SUDBURY ROAD REALTY TR -
Street 1:	88 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

**NARRATIVE DESCRIPTION**

This Parcel contains .28 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	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		12196.6		SQUARE FE	PRIME SITE		0	6.78	4.891	R3									404,488						404,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	387,400		0.280	404,500	791,900	3924
Total Card		387,400	0.280	404,500	791,900	Entered Lot Size
Total Parcel		387,400	0.280	404,500	791,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 278.05		/Parcel: 278.05		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	387,400	0	.28	404,500	791,900	791,900	Year End Roll	9/28/2017
2017	101	FV	377,800	0	.28	381,800	759,600	759,600	Year End Roll	9/29/2016
2016	101	FV	364,100	0	.28	370,500	734,600	734,600	Year End Roll	1/14/2016
2015	101	FV	361,000	0	.28	343,000	704,000	704,000	Year End	10/2/2014
2014	101	FV	333,100	0	.28	307,200	640,300	640,300	Year End Roll	1/23/2014
2013	101	FV	326,900	0	.37	304,200	631,100	631,100	Year End Roll	10/25/2012
2012	101	FV	221,500	0	.37	334,600	556,100	556,100	Year End	1/26/2012
2011	101	FV	232,300	0	.37	340,100	572,400	572,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLINGAN-DARACK	39465-40		6/6/2003	PARTIAL INTR	1295000	No	No			
DARACK JOEL,	34143-345		11/27/2001	CONVENIENC		1	No	No		
CLINGAN-DARACK	34143-328		11/27/2001	CONVENIENC		1	No	No		
DARACK JOEL S,	34142-572		11/27/2001	CONVENIENC		1	No	No		
MERINOFF JACQUE	30081-461		4/19/1999	OTHER	595000	No	No		partially in Wayland	
VOGT MARY W,	29620-305		1/4/1999	SUBSEQUENT S	592500	No	No			
CHRISTOPHER THO	21425-254		9/19/1991		300000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2005	3315	RENOVATI	200,000	C				kit, laundry, bath
11/1/2001	2381	MANUAL	11,500	C	6/29/2002			farmers porch
9/17/1998	1533	RENOVATI	1,500	C	6/20/2000			replace front step

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/17/2006	PERMIT VISIT	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
9/29/2001	M&L COMPLETE	615	D VELUTTI
6/20/2000	MEAS/EXT INS	611	P MULHERN
4/10/1996	MEAS+INSPCTD	606	J SMITH
1/15/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

