



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HURKO OREST
Owner 2:	HURKO VICTORIA REED
Owner 3:	
Street 1:	22 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OSTERMAN - IRIS K
Owner 2:	-
Street 1:	PO BOX 383
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									10,290						10,300	
101	ONE FAM		1.62		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									9,720						9,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	461,000	200	3.800	666,400	1,127,600	3499	0				
							GIS Ref				
							GIS Ref				
Total Card					461,000	200	3.800	666,400	1,127,600	Entered Lot Size	
Total Parcel					461,000	200	3.800	666,400	1,127,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			249.83	/Parcel:	249.83	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	461,000	400	3.8	666,400	1,127,800	1,127,800	Year End Roll	9/28/2017
2017	101	FV	453,100	400	3.8	660,000	1,113,500	1,113,500	Year End Roll	9/29/2016
2016	101	FV	442,600	400	3.8	641,600	1,084,600	1,084,600	Year End Roll	1/14/2016
2015	101	FV	403,400	400	3.8	595,200	999,000	999,000	Year End	10/2/2014
2014	101	FV	399,500	400	3.8	556,000	955,900	955,900	Year End Roll	1/23/2014
2013	101	FV	391,700	400	3.8	540,000	932,100	932,100	Year End Roll	10/25/2012
2012	101	FV	391,700	400	3.8	560,000	952,100	952,100	Year End	1/26/2012
2011	101	FV	403,400	400	3.8	578,400	982,200	982,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OSTERMAN,IRIS K	63816-297		6/26/2014		1241225	No	No			
BLACKWOOD GERAR	40082-617		7/23/2003	CONVENIENC		1	No	No		
OSTERMAN IRIS K	39061-44		5/5/2003	CONVENIENC		1	No	No		
BLACKWOOD GERAR	35441-271		5/10/2002	CONVENIENC		1	No	No		
OSTERMAN IRIS K	35296-503		4/18/2002	CONVENIENC		1	No	No		
BLACKWOOD GERAR	30333-463		6/12/1999	CONVENIENC		1	No	No		
MCKENNEY JAMES	30222-579		5/27/1999		615000	No	No			
MALKIN JAMES	19593-41		1/13/1989		535000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/8/2017	6846	ROOF	67,000	O				Replace roof & gut
5/1/2009	4176	MANUAL	3,905	C				replace 3 windows
9/18/2002	2581	RENOVATI	25,864	C	6/7/2003			2 bathrooms
6/26/2002	2520	WDK	10,000	C	6/7/2003			rep old + 10ft
4/30/2001	2212	MANUAL	170,000	C	5/9/2003			add fam rm & studi

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS+INSPCTD	25	D ERSKINE
6/7/2003	MEAS/EXT INS	615	D VELUTTI
5/2/2003	MEAS/EXT INS	615	D VELUTTI
4/13/2002	MEAS+INSPCTD	613	M COLE
9/29/2001	M&L COMPLETE	615	D VELUTTI
6/13/2001	MEAS+INSPCTD	613	M COLE
3/1/2000	MEAS+INSPCTD	600	PA
4/25/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.79955	Total SF/SM:	165508.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	666,410	Spl Credit		Total:	666,400
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