



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROOKS TRISTAN ALEXANDER
Owner 2:	
Owner 3:	
Street 1:	24 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

PREVIOUS OWNER

Owner 1:	KROIN TR - LAWRENCE E
Owner 2:	-
Street 1:	24 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

NARRATIVE DESCRIPTION

This Parcel contains 5.607 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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		3.77		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									22,620						22,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	327,100		5.607	669,000	996,100
Total Card		327,100	5.607	669,000	996,100
Total Parcel		327,100	5.607	669,000	996,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 427.33		/Parcel: 427.33	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	327,100	0	5.607	669,000	996,100	996,100	Year End Roll	9/28/2017
2017	101	FV	320,900	0	5.607	662,600	983,500	983,500	Year End Roll	9/29/2016
2016	101	FV	313,200	0	5.607	644,200	957,400	957,400	Year End Roll	1/14/2016
2015	101	FV	304,100	200	5.607	597,800	902,100	902,100	Year End	10/2/2014
2014	101	FV	279,900	200	5.607	558,600	838,700	838,700	Year End Roll	1/23/2014
2013	101	FV	273,800	200	5.607	542,600	816,600	816,600	Year End Roll	10/25/2012
2012	101	FV	296,200	200	5.61	544,000	840,400	840,400	Year End	1/26/2012
2011	101	FV	302,900	200	5.61	561,700	864,800	864,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KROIN TR,LAWREN	71334-149		7/18/2018		1000000	No	No			
KROIN,LAWRENCE	67525-185		6/29/2016	FAMILY	10	No	No			
TURNER VERNON	14883-103		2/1/1983		180000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS DENIED	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	ENTRY DENIED	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/25/1996	MEAS/EXT INS	606	J SMITH
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

