



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WISE RICHARD G
Owner 2:	GOODWIN AMY B
Owner 3:	
Street 1:	34 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WISE TR - RICHARD G
Owner 2:	GOODWIN TR - AMY B
Street 1:	34 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2006, Having Primarily STEEL Exterior and OTHER Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	487,300		0.920	461,200	948,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 245.41						/Parcel: 245.41	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	487,300	0	.92	461,200	948,500	948,500	Year End Roll	9/28/2017
2017	101	FV	478,700	0	.92	435,300	914,000	914,000	Year End Roll	9/29/2016
2016	101	FV	467,400	0	.92	422,400	889,800	889,800	Year End Roll	1/14/2016
2015	101	FV	454,600	0	.92	391,100	845,700	845,700	Year End	10/2/2014
2014	101	FV	389,600	0	.92	350,300	739,900	739,900	Year End Roll	1/23/2014
2013	101	FV	381,600	0	.92	340,100	721,700	721,700	Year End Roll	10/25/2012
2012	101	FV	381,600	0	.92	374,100	755,700	755,700	Year End	1/26/2012
2011	101	FV	389,600	0	.92	380,200	769,800	769,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE TR,RICHARD	63628-278		5/19/2014	FAMILY		0	No	No		
WISE RICHARD G	50697-589		2/8/2008	FAMILY		100	No	No		
WISE RICHARD G	50682-203		2/5/2008	FAMILY		100	No	No		
TROISI FERDINAN	44653-457		2/16/2005	CHANGE IN US	525000	No	No			
	7876-333		3/19/1952		6500	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/12/2009	4208	MANUAL	15,000	C				replace siding on
4/25/2006	3403	NEW HOME	570,000	C	6/16/2006			Construct pre-fab
6/3/2005	3199	DEMOLITI		C	6/16/2006			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/12/2013	MEAS+INSPCTD	25	D ERSKINE
2/8/2007	INSPECTED	100	B MORGAN
6/16/2006	MEAS/EXT INS	50	J NOONE
11/19/2005	MEAS/EXT INS	615	D VELUTTI
5/12/2005	MEAS/EXT INS	600	PA
9/29/2001	M&L EXTERIOR	615	D VELUTTI
4/10/1996	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	22 - STEEL
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	12 - OTHER
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD
Year Blt:	2006 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	3 - OTHER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

**BATH FEATURES**

Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	1 Rating: AVERAGE

**OTHER FEATURES**

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.93650919
Const Adj.:	0.93099999
Adj \$ / SQ:	79.342
Other Features:	41353
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	509727
Depreciation:	22428
Depreciated Total:	487299

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

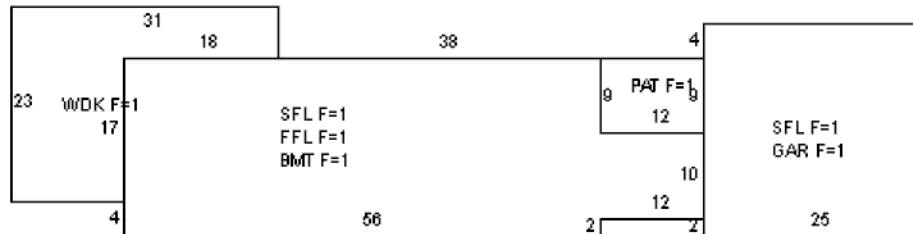
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	87600.00000
Juris. Factor:		Val/Su Fin:	126.08	
Special Features:		Val/Su Net:	86.20	
Final Total:		487300	Val/Su SzAd	151.48

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,921	79.340	152,416
BMT	BASEMENT	1,296	34.710	44,987
FFL	1ST FLOOR	1,296	79.340	102,827
GAR	GARAGE	625	36.000	22,500
WDK	WOOD DECK	407	17.750	7,225
PAT	PATIO	108	7.000	756
Net Sketched Area:		5,653	Total:	330,711
Size Ad	3217	Gross Area	5653	FinArea 3865

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

**IMAGE**



AssessPro Patriot Properties, Inc

**PARCEL ID** 178 1 0