



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZUELKE KARL
Owner 2:	PYNE KAREN
Owner 3:	MAYO LYNN
Street 1:	11 SHATTUCK STREET
Street 2:	
Twn/City:	NATICK
St/Prov:	MA Cntry Own Occ: Y
Postal:	01760 Type:

PREVIOUS OWNER

Owner 1:	ZUELKE - LAURENCE W
Owner 2:	ZUELKE - NANCY J
Street 1:	36 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

NARRATIVE DESCRIPTION

This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.403		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,418						2,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	162,000	6,500	2.240	544,800	713,300		0
							GIS Ref
							GIS Ref
Total Card	162,000	6,500	2.240	544,800	713,300	Entered Lot Size	
Total Parcel	162,000	6,500	2.240	544,800	713,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		446.09	/Parcel:	446.09	Insp Date
						Land Unit Type:	05/18/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	162,000	6500	2.24	544,800	713,300	713,300	Year End Roll	9/28/2017
2017	101	FV	154,800	8700	2.24	514,400	677,900	677,900	Year End Roll	9/29/2016
2016	101	FV	151,900	8700	2.24	499,200	659,800	659,800	Year End Roll	1/14/2016
2015	101	FV	146,100	8700	2.24	462,400	617,200	617,200	Year End	10/2/2014
2014	101	FV	144,600	8700	2.197	414,200	567,500	567,500	Year End Roll	1/23/2014
2013	101	FV	141,700	8700	2.257	402,500	552,900	552,900	Year End Roll	10/25/2012
2012	101	FV	141,700	8700	2.26	494,400	644,800	644,800	Year End	1/26/2012
2011	101	FV	146,100	8700	2.26	511,000	665,800	665,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZUELKE,LAURENCE	69786-509		8/17/2017	FAMILY		1	No	No		
	9884-229		9/19/1961		19000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/1/2017	6815	WINDOWS	8,555	C				Replace 4 windows.
8/2/2006	3488	TEMPORAR		C				wood stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/10/1996	MEAS/EXT INS	606	J SMITH
3/16/1995	INSPECTED	600	PA
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 3 - GAMBREL, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

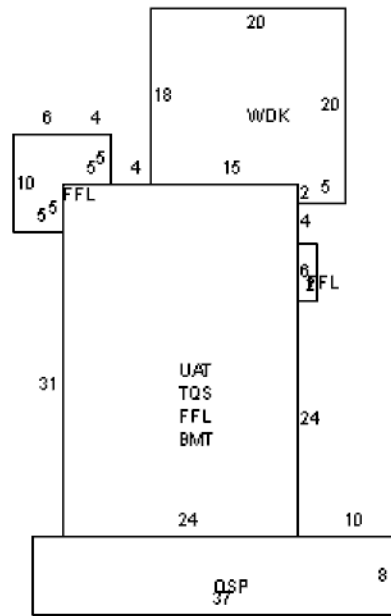
BATH FEATURES

Table with bath details: Full Bath 1 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

COMMENTS

Empty table for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1900, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 1 Rating: AVERAGE, WSFlue: Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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 RMs: 6 BRs: 3 Baths: 1 HB 1

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 2 - SOFTWOO 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: Yes Central Vac: NO, % Com Wal 0 % Sprinkled 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 34.%, Functional: %, Economic: %, Special: %, Override: , Total: 34%

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 3 2, Totals 1 6 3

INTERIOR INFORMATION

Table with interior info (repeated): Avg Ht/FL: STD, Prim Int Wal 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 2 - SOFTWOO 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: Yes Central Vac: NO, % Com Wal 0 % Sprinkled 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 89.00, Size Adj.: 1.12523448, Const Adj.: 1.00979996, Adj \$ / SQ: 101.127, Other Features: 35500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 245510, Depreciation: 83473, Depreciated Total: 162036

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 644897.7596, Juris. Factor: Val/Su Fin: 101.31, Special Features: 0 Val/Su Net: 49.71, Final Total: 162000 Val/Su SzAd 101.31

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 951 101.130 96,172, BMT BASEMENT 864 25.280 21,843, TQS 3/4 STORY 648 101.130 65,530, WDK WOOD DECK 370 18.100 6,698, OSP SCRPN PORCH 296 22.500 6,660, UAT UNF ATTIC 130 101.130 13,106, Net Sketched Area: 3,259 Total: 210,009, Size Ad 1599 Gross Area 4209 FinArea 1599

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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, 3 GARAGE D Y 1 378 A FR 1910 36.00 T 80 101 2,700 2,700, 31 BARN D Y 1 270 A AV 1900 35.00 T 60 101 3,800 3,800

PARCEL ID

Table with parcel ID: 178 2 0

Summary row: More: N Total Yard Items: 6,500 Total Special Features: Total: 6,500

IMAGE

AssessPro Patriot Properties, Inc

