



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAJA TR ELLEN A
Owner 2:	
Owner 3:	E A RAJA TRUST NO 1
Street 1:	40 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.977 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1911, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		1.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,840						6,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	187,300	3,200	2.977	549,200	739,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 298.51						/Parcel: 298.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	187,300	3200	2.977	549,200	739,700	739,700	Year End Roll	9/28/2017
2017	101	FV	178,900	3200	2.977	518,800	700,900	700,900	Year End Roll	9/29/2016
2016	101	FV	175,500	3200	2.977	503,600	682,300	682,300	Year End Roll	1/14/2016
2015	101	FV	168,800	3200	2.977	466,800	638,800	638,800	Year End	10/2/2014
2014	101	FV	167,100	3200	2.977	418,800	589,100	589,100	Year End Roll	1/23/2014
2013	101	FV	163,700	3200	2.977	406,800	573,700	573,700	Year End Roll	10/25/2012
2012	101	FV	168,200	7000	2.98	492,900	668,100	668,100	Year End	1/26/2012
2011	101	FV	173,500	7000	2.98	509,300	689,800	689,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAJA, ROY + ELL	24370-001		3/18/1994	FAMILY		0	No	No		
	9659-405		8/19/1960		19000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2016	6407	ROOF	8,000	C				Strip & re-roof ea
5/16/2012	5036	MANUAL	21,185	C				install roof mount
6/8/1995	737-95	ROOF	4,300	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	D VELUTTI
5/15/1996	MEAS+INSPCTD	606	J SMITH
4/11/1996	MEAS/EXT INS	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: 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.

COMMENTS

Empty table for comments.

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: 10, BRs: 5, Baths: 2, HB: 1.

GENERAL INFORMATION

Table with general information: Grade: C- - AVG. (-), Year Blt: 1911, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

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

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: %, Bsmnt Flr: .

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 10, 5, 1, Totals: 1, 10, 5.

SKETCH

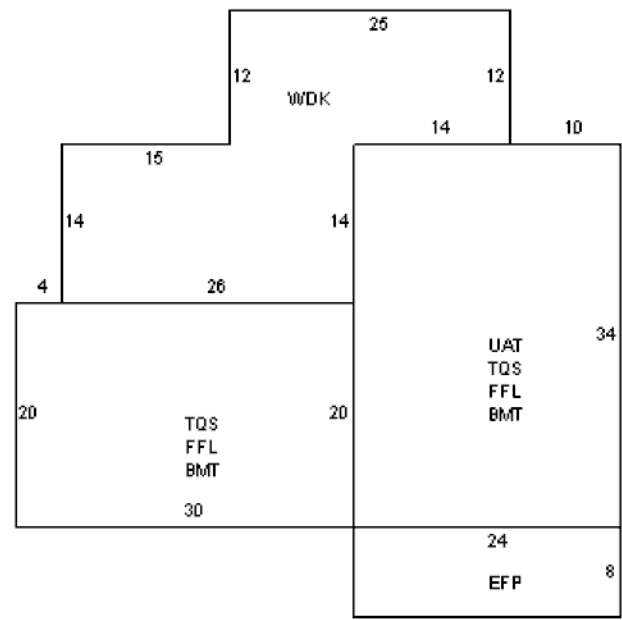


Table with additional exterior/interior details: Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 6 - ELECTRC BB, # Heat Sys: 2, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 89.00, Size Adj.: 0.99213076, Const Adj.: 0.98960400, Adj \$ / SQ: 87.382, Other Features: 46500, Grade Factor: 0.88, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 283764, Depreciation: 96480, Depreciated Total: 187284.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 730420.8416, Juris. Factor: , Val/Su Fin: 75.59, Special Features: 0, Val/Su Net: 38.44, Final Total: 187300, Val/Su SzAd: 75.59.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,872, Total: 275,959, Size Ad: 2478, Gross Area: 5920, FinArea: 2478.

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID 178 3 0

Summary row: More: N, Total Yard Items: 3,200, Total Special Features: , Total: 3,200.

IMAGE

