

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS JOHN D		
Owner 2:			
Owner 3:			
Street 1:	42 OLD SUDBURY RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-4805		Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS JOHN D -		
Owner 2:	EATON ANNE L -		
Street 1:	42 OLD SUDBURY RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-4805		

NARRATIVE DESCRIPTION

This Parcel contains .56 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1888, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		22215		SQUARE FE	PRIME SITE		0	6.78	2.821	R3									424,865						424,900	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

Total AC/HA:	0.55999	Total SF/SM:	24393.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	425,165	SpI Credit	Total:	425,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	273,100	2,900	0.560	425,200	701,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 279.18						/Parcel: 279.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	273,100	2900	.56	425,200	701,200	701,200	Year End Roll	9/28/2017
2017	101	FV	270,700	5800	.56	401,400	677,900	677,900	Year End Roll	9/29/2016
2016	101	FV	268,400	5800	.56	389,400	663,600	663,600	Year End Roll	1/14/2016
2015	101	FV	251,700	5800	.56	360,600	618,100	618,100	Year End	10/2/2014
2014	101	FV	239,800	5800	.56	323,000	568,600	568,600	Year End Roll	1/23/2014
2013	101	FV	232,700	5800	.61	316,900	555,400	555,400	Year End Roll	10/25/2012
2012	101	FV	232,700	5800	.56	345,000	583,500	583,500	Year End	1/26/2012
2011	101	FV	244,600	5800	.56	350,600	601,000	601,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS JOHN D	58287-228		1/13/2012	FAMILY	100	No	No			
BRAYTON JANE	17742-585		12/31/1986		340700	No	No			

BUILDING PERMITS

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

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
4/25/1996	MEAS+INSPCTD	606	J SMITH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	15:46:18

LAST REV

Date	Time
06/07/17	10:02:13

apro
476

