



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINGEON JAMES R
Owner 2:	GRAVER ELIZABETH
Owner 3:	
Street 1:	47 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

PREVIOUS OWNER

Owner 1:	DETWILER PHYLLIS -
Owner 2:	-
Street 1:	47 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4806

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	359,700	7,900	1.840	542,500	910,100	2390
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 326.20						/Parcel: 326.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	359,700	7900	1.84	542,500	910,100	910,100	Year End Roll	9/28/2017
2017	101	FV	356,600	7900	1.84	512,100	876,600	876,600	Year End Roll	9/29/2016
2016	101	FV	348,300	7900	1.84	496,900	853,100	853,100	Year End Roll	1/14/2016
2015	101	FV	326,900	7900	1.84	460,100	794,900	794,900	Year End	10/2/2014
2014	101	FV	311,600	7900	1.84	412,100	731,600	731,600	Year End Roll	1/23/2014
2013	101	FV	311,400	7900	1.84	400,100	719,400	719,400	Year End Roll	10/25/2012
2012	101	FV	311,400	7900	1.84	540,100	859,400	859,400	Year End	1/26/2012
2011	101	FV	327,100	7900	1.84	558,500	893,500	893,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DETWILER PHYLLI	29889-594		3/7/1999		737500	No	No			
VAN LEER, HANS	21358-295		8/15/1991		450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2018	7089	ROOF	9,000	O				Extend roof over l
3/5/2015	6021	ROOF	6,000	C				Strip and replace
7/31/2012	5114	MANUAL	1,600	C				sheet metal work t
6/27/2012	5079	TEMPORAR	250	C				sheet metal work f
3/12/2012	4995	RENOVATI	175,000	C	6/7/2012			reno kit, mudroom,
7/6/2006	3473	ROOF		C				reshingle
2/5/2003	2637	ADDITION	10,000	C	6/17/2003			small add to back
3/18/1999	1659	ROOF		C	6/9/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2012	MEAS/EXT INS	25	D ERSKINE
11/13/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
9/29/2001	M&L EXTERIOR	615	D VELUTTI
3/7/2000	MEAS+INSPCTD	600	PA
6/9/1999	MEAS/EXT INS	602	D TUCKER
4/25/1996	MEAS/EXT INS	606	J SMITH
12/14/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

