



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARRIS TR DAVID R W
Owner 2:	HARRIS TR GLENN P
Owner 3:	EVELYN B HARRIS 2013 TRUST
Street 1:	39 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

**PREVIOUS OWNER**

Owner 1:	HARRIS - EVELYN B
Owner 2:	-
Street 1:	39 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4806

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1919, Having Primarily WOOD SHING 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	Descrp	%	Item	Code	Descrp
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		42688		SQUARE FE	PRIME SITE		0	6.78	1.612	R3									466,507						466,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,500	900	0.980	466,500	709,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 265.68						/Parcel: 265.68	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,500	900	.98	466,500	709,900	709,900	Year End Roll	9/28/2017
2017	101	FV	235,600	900	.98	440,400	676,900	676,900	Year End Roll	9/29/2016
2016	101	FV	231,100	900	.98	427,300	659,300	659,300	Year End Roll	1/14/2016
2015	101	FV	228,800	900	.98	395,600	625,300	625,300	Year End	10/2/2014
2014	101	FV	212,700	900	.98	354,400	568,000	568,000	Year End Roll	1/23/2014
2013	101	FV	208,100	900	.98	344,000	553,000	553,000	Year End Roll	10/25/2012
2012	101	FV	212,700	600	.98	378,400	591,700	591,700	Year End	1/26/2012
2011	101	FV	217,300	600	.98	384,600	602,500	602,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRIS, EVELYN B	63090-261		12/20/2013	FAMILY		1	No	No		
CONLEY, BARCLAY	12198-124		5/3/1972		28000	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/14/2017	6939	SOLAR PA	7,287	C				Install solar pane
7/20/2005	3231	WDK	6,500	C				remove old build n
3/29/1999	1666	ADDITION	15,000	C	6/9/1999			addition to music

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2006	MEAS/EXT INS	50	J NOONE
9/29/2001	M&L COMPLETE	615	D VELUTTI
6/9/1999	MEAS+INSPCTD	602	D TUCKER
4/10/1996	MEAS+INSPCTD	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

