



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CARMEL NINA
Owner 2:	
Owner 3:	
Street 1:	43 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Carmel - Yaron
Owner 2:	Carmel - Nina
Street 1:	43 Old Sudbury Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.987 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1971, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Infru	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	
132	UNDEV		0.15		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									900						900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	193,200	200	1.837	542,400	735,800	3036	0
132			0.150	900	900		GIS Ref
							GIS Ref
Total Card	193,200	200	1.987	543,300	736,700	Entered Lot Size	
Total Parcel	193,200	200	1.987	543,300	736,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		454.75	/Parcel:	454.75	Insp Date
						Land Unit Type:	10/07/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	193,200	200	1.987	543,300	736,700	736,700	Year End Roll	9/28/2017
2017	101	FV	190,100	200	1.987	512,900	703,200	703,200	Year End Roll	9/29/2016
2016	101	FV	188,600	200	1.987	497,700	686,500	686,500	Year End Roll	1/14/2016
2015	101	FV	184,100	200	1.987	460,900	645,200	645,200	Year End	10/2/2014
2014	101	FV	172,000	200	1.987	412,900	585,100	585,100	Year End Roll	1/23/2014
2013	101	FV	168,900	200	1.987	400,900	570,000	570,000	Year End Roll	10/25/2012
2012	101	FV	168,200	200	1.983	387,700	556,100	556,100	Year End	1/26/2012
2011	101	FV	171,300	200	1.983	394,000	565,500	565,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Carmel, Yaron	59913-411		9/4/2012	DIVORCE/ESTA		1	No	No		Divorce
THOMSON PETER P	41707-609		12/30/2003	CHD>SALE	630000	No	No			
THOMSON PETER P	34768-373		2/7/2002	CONVENIENC		0	No	No		
THOMSON ANNE PE	32625-128		4/4/2001	FAMILY	99000	No	No			
BOYCE MANLEY B	11797-594		2/5/1970		15000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2005	3218	ADDITION	23,500	C				mud rm, laundry rm
3/2/2005	3129	RENOVATI	22,000	C	6/4/2005			master bath 6/4 10
5/17/2004	2920	WDK	10,000	C	6/4/2005			deck, skylights, r

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
6/16/2006	MEAS+INSPCTD	50	J NOONE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
9/21/2001	M&L EXTERIOR	615	D VELUTTI
5/20/1996	MEAS+INSPCTD	606	J SMITH
4/25/1995	INSPECTED	600	PA
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

