



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAX JULIA
Owner 2:	
Owner 3:	
Street 1:	9 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4807 Type:

PREVIOUS OWNER

Owner 1:	SAX JULIA -
Owner 2:	SAX ERIK -
Street 1:	9 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4807

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	496,100		2.170	656,400	1,152,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 280.48						/Parcel: 249.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	639,300	2200	2.17	656,400	1,297,900	1,297,900	Year End Roll	9/28/2017
2017	101	FV	619,800	2200	2.17	650,000	1,272,000	1,272,000	Year End Roll	9/29/2016
2016	101	FV	601,600	2200	2.17	631,600	1,235,400	1,235,400	Year End Roll	1/14/2016
2015	101	FV	592,200	2200	2.17	585,200	1,179,600	1,179,600	Year End	10/2/2014
2014	101	FV	560,800	2200	2.17	546,000	1,109,000	1,109,000	Year End Roll	1/23/2014
2013	101	FV	549,800	2200	2.17	530,000	1,082,000	1,082,000	Year End Roll	10/25/2012
2012	101	FV	558,300	2200	2.17	550,000	1,110,500	1,110,500	Year End	1/26/2012
2011	101	FV	570,700	2200	2.17	568,400	1,141,300	1,141,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAX JULIA,	1350-2		2/7/2008	FAMILY		10	No	No		
BASILE FAMILY T	1136-115		12/27/1994	FAMILY	400000	No	No			LIFE ESTATE BASILES
BASILE ANGELO	852-133		8/5/1974	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/17/2012	5196	SOLAR PA	19,015	C				install roof mount
9/18/2002	2582	RENOVATI	30,000	C	6/26/2003			kitchen
7/10/2002	2536	MANUAL	30,000	C	6/26/2003			rem deck, new room

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2003	MEAS+INSPCTD	615	D VELUTTI
10/6/2001	M&L COMPLETE	615	D VELUTTI
4/9/1996	MEAS+INSPCTD	606	J SMITH
12/5/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.16955 Total SF/SM: 94505.59 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 656,390 Spl Credit Total: 656,400

