



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARF BENJAMIN C
Owner 2:	WARF CYNTHIA S
Owner 3:	
Street 1:	15 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4807 Type:

PREVIOUS OWNER

Owner 1:	GOLDEN - MARK
Owner 2:	-
Street 1:	15 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4807

NARRATIVE DESCRIPTION

This Parcel contains 2.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1916, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.213		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,390						6,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	492,200		2.050	652,800	1,145,000	z398	0			
							GIS Ref			
							GIS Ref			
Total Card					492,200	2.050	652,800	1,145,000	Entered Lot Size	
Total Parcel					492,200	2.050	652,800	1,145,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		171.35	/Parcel:	171.35	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	492,200	0	2.05	652,800	1,145,000	1,145,000	Year End Roll	9/28/2017
2017	101	FV	426,100	0	2.05	646,400	1,072,500	1,072,500	Year End Roll	9/29/2016
2016	101	FV	415,100	0	2.05	628,000	1,043,100	1,043,100	Year End Roll	1/14/2016
2015	101	FV	409,200	0	2.05	581,600	990,800	990,800	Year End	10/2/2014
2014	101	FV	381,600	0	2.05	542,400	924,000	924,000	Year End Roll	1/23/2014
2013	101	FV	374,000	0	2.05	526,400	900,400	900,400	Year End Roll	10/25/2012
2012	101	FV	379,400	0	2.05	546,400	925,800	925,800	Year End	1/26/2012
2011	101	FV	387,000	0	2.05	564,800	951,800	951,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOLDEN,MARK	67187-274		5/2/2016	CHD>SALE	1322500	No	No			
GOLDEN SYLVIA H	30609-493		8/31/1999	FAMILY	575000	No	No			
GOLDEN MARVIN P	18111-55		5/11/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/19/2018	6954	KITCHEN	40,000	O	5/14/2018			Amend permit 6954
6/30/2017	6787	SHEET MT	9,800	O				Sheet metal work f
1/4/2017	6656	RENO-ADD	750,000	O	6/1/2017			Addition and remodel
2/23/2012	4986	WINDOWS	19,352	C				install 21 Anderso
8/20/2008	4024	KITCHEN	28,000	C	5/26/2009			remodel
4/16/1999	1685	RENOVATI	20,000	C	6/9/1999			bathroom 6/9/99 70
7/11/1996	1000A	MANUAL	3,500	C	5/27/1997			DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2017	PERMIT VISIT	618	G BOURGAULT
1/3/2017	SALES INSP	618	G BOURGAULT
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	D VELUTTI
6/9/1999	MEAS+INSPCTD	602	D TUCKER
5/27/1997	MEAS/EXT INS	602	D TUCKER
4/11/1996	MEAS/EXT INS	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

