

Map Lot Sublot Building Unit CARD



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH CHRISTOPHER
Owner 2:	SMITH ANALESA
Owner 3:	
Street 1:	18 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-4808 Type:

PREVIOUS OWNER

Owner 1:	WYMAN - JONATHAN SCOTT
Owner 2:	BERLAND - LAURA
Street 1:	18 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4808

NARRATIVE DESCRIPTION

This Parcel contains .8 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1925, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 1 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		34848		SQUARE FE	PRIME SITE		0	6.78	1.907	R3									450,561						450,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	253,100	1,400	0.800	450,600	705,100	2409	0				
							GIS Ref				
							GIS Ref				
Total Card					253,100	1,400	0.800	450,600	705,100	Entered Lot Size	
Total Parcel					253,100	1,400	0.800	450,600	705,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			408.99	/Parcel:	408.99	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	253,100	1400	.8	450,600	705,100	705,100	Year End Roll	9/28/2017
2017	101	FV	242,100	1400	.8	425,300	668,800	668,800	Year End Roll	9/29/2016
2016	101	FV	237,800	1400	.8	412,700	651,900	651,900	Year End Roll	1/14/2016
2015	101	FV	216,300	2800	.8	382,100	601,200	601,200	Year End	10/2/2014
2014	101	FV	214,100	2800	.8	342,200	559,100	559,100	Year End Roll	1/23/2014
2013	101	FV	209,700	2800	.8	332,300	544,800	544,800	Year End Roll	10/25/2012
2012	101	FV	209,700	2800	.8	280,600	493,100	493,100	Year End	1/26/2012
2011	101	FV	216,300	2800	.8	285,100	504,200	504,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WYMAN, JONATHAN	64437-543		10/30/2014		645000	No	No			
BROWN WILLIAM G	45448-230		6/23/2005		595000	No	No			
BROWN ROBERT W,	31987-283		10/3/2000	FAMILY	100000	No	No			LIFE ESTATE GRANTED
	9327-332		2/19/1959		13500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/10/2014	5971	KITCHEN	23,000	C	5/13/2015			Remodel kitchen
3/26/2008	3897	MANUAL		C				wood burning stove
9/8/2006	3514	RENOVATI	100,000	C	6/19/2008			interior reno to b

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
6/19/2008	CERT OF OCC	10	EARL MIDGLEY
5/20/2008	MEAS+INSPCTD	100	B MORGAN
5/28/2007	MEAS+INSPCTD	100	B MORGAN
11/19/2005	MEAS+INSPCTD	615	D VELUTTI
9/29/2001	M&L COMPLETE	615	D VELUTTI
4/11/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

