



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DURSO TR VINCENT
Owner 2:	DURSO TR SUZETTE
Owner 3:	DURSO FAMILY TRUST
Street 1:	10 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4808 Type:

**PREVIOUS OWNER**

Owner 1:	DURSO - VINCENT
Owner 2:	DURSO - SUZETTE
Street 1:	10 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4808

**NARRATIVE DESCRIPTION**

This Parcel contains 3.597 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1901, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	
101	ONE FAM		1.76		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									10,560						10,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	217,000	9,100	3.597	553,000	779,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 406.46						/Parcel: 406.46	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	217,000	9100	3.597	553,000	779,100	779,100	Year End Roll	9/28/2017
2017	101	FV	207,400	7800	3.597	522,600	737,800	737,800	Year End Roll	9/29/2016
2016	101	FV	203,500	7800	3.597	507,400	718,700	718,700	Year End Roll	1/14/2016
2015	101	FV	195,900	7800	3.597	470,600	674,300	674,300	Year End	10/2/2014
2014	101	FV	194,000	7800	3.597	422,600	624,400	624,400	Year End Roll	1/23/2014
2013	101	FV	190,100	7800	3.517	410,100	608,000	608,000	Year End Roll	10/25/2012
2012	101	FV	199,700	7800	3.52	432,000	639,500	639,500	Year End	1/26/2012
2011	101	FV	205,900	7800	3.52	446,300	660,000	660,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DURSO, VINCENT	65556-398		6/17/2015	CONVENIENC		1	No	No		
BARBAROW RUTH	23479-507		7/29/1993		185000		No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/1998	1375	RENOVATI	100,000	C	6/29/1998			6/29/98 90%
7/11/1994	525-94	ADDITION	3,400	C	7/11/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2017	MEAS+INSPCTD	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	D VELUTTI
2/27/1999	MEAS+INSPCTD	602	D TUCKER
6/29/1998	MEAS+INSPCTD	600	PA
4/10/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	INSPECTED	600	PA
5/24/1994	FIELDREV CHG	600	PA
6/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

