



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 0 | | OLD SUDBURY RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MACDOWELL JR ROY S |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 10 APPLETREE LANE |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01778 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 74.51 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 132 | UNDEV | | 74.51 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 447,060 | | | | | | 447,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|-------------------------|----------------|------------------------------------|-----------|--------------|-------------|---|
| 132 | | 3,000 | 74.510 | 447,100 | 450,100 | See plan 39 or 2010; 2010 - 21 acres sold to the Town |
| Total Card | | 3,000 | 74.510 | 447,100 | 450,100 | Entered Lot Size |
| Total Parcel | | 3,000 | 74.510 | 447,100 | 450,100 | Total Land: |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: N/A | | /Parcel: N/A | | 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 | 132 | FV | | 3000 | 74.51 | 447,100 | 450,100 | 450,100 | Year End Roll | 9/28/2017 |
| 2017 | 132 | FV | | 3000 | 74.51 | 447,100 | 450,100 | 450,100 | Year End Roll | 9/29/2016 |
| 2016 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 9,282 | Year End Roll | 1/14/2016 |
| 2015 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 9,282 | Year End | 10/2/2014 |
| 2014 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 9,282 | Year End Roll | 1/23/2014 |
| 2013 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 9,282 | Year End Roll | 10/25/2012 |
| 2012 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 7,527 | Year End | 1/26/2012 |
| 2011 | 718 | FV | | 3000 | 74.51 | 1,107,300 | 1,110,300 | 7,527 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|-----|-----|-------|-----------------|---------------------|
| VAN LEER, HANS/ | 24647-276 | | 6/24/1994 | OTHER | 795000 | Yes | No | | | LAND UNDER CHPT 61A |
| VAN LEER HANS L | 21165-512 | | 5/20/1991 | FAMILY | 0 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|---------|----------|--------|-----|------------|----------|-----------|---------|
| 2/10/1997 | 1125-97 | SHED | 1,000 | C | 5/27/1997 | | | |
| 8/24/1994 | 550-94 | FENCE | 1,000 | C | 8/17/1995 | | | |
| 6/23/1994 | 504-94 | DEMOLITI | 25 | C | 8/17/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|----------|
| 5/27/1997 | MEAS/EXT INS | 602 | D TUCKER |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

| |
|-----------|
| User Acct |
| GIS Ref |
| GIS Ref |
| Insp Date |
| 05/27/97 |

| | |
|----------|----------|
| PRINT | |
| Date | Time |
| 10/02/18 | 16:07:31 |
| LAST REV | |
| Date | Time |
| 02/01/16 | 10:39:57 |
| apro | |
| 691 | |

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 126 1 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

