



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCKLAND TR EUNICE L CHEN
Owner 2:	BUCKLAND TR ARTHUR R
Owner 3:	76 OLD SUDBURY RD RLTY TRUST
Street 1:	343 COMMERCIAL STREET #103
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02109-1212 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.987 ACRES of land mainly classified as LAND

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
130	LAND		0.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									900						900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.987	647,300	647,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						Land Unit Type:	05/19/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	1.987	647,300	647,300	647,300	Year End Roll	9/28/2017
2017	101	FV	141,300	100	1.987	640,900	782,300	782,300	Year End Roll	9/29/2016
2016	101	FV	140,100	100	1.987	622,500	762,700	762,700	Year End Roll	1/14/2016
2015	101	FV	136,400	100	1.987	576,100	712,600	712,600	Year End	10/2/2014
2014	101	FV	126,700	100	1.987	536,900	663,700	663,700	Year End Roll	1/23/2014
2013	101	FV	124,300	100	1.987	520,900	645,300	645,300	Year End Roll	10/25/2012
2012	101	FV	124,300	100	1.99	504,200	628,600	628,600	Year End	1/26/2012
2011	101	FV	126,700	100	1.99	521,300	648,100	648,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHEN-BUCKLAND E	26240-382		4/19/1996	CONVENIENC		0	No	No		
W. GERRIE KALAI	21937-434		4/13/1992	PARTIAL INTR	102500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2018	7033	SHEET MT	6,000	O				Sheet metal work t
6/6/2016	6484	NEW HOME	528,000	O				New home to be con
5/10/2016		DEMOLITI	5,000	C				Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	D VELUTTI
6/11/1996	MEAS+INSPCTD	606	J SMITH
4/25/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

