



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOYCE II MANLEY B
Owner 2:	
Owner 3:	
Street 1:	31 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .46 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		20037.6		SQUARE FE	PRIME SITE		0	7.	3.095	R3									434,079						434,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	144,200		0.460	434,100	578,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 480.32						/Parcel: 480.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	146,700	0	.46	420,400	567,100	567,100	Create Final value 2019	6/4/2019
2018	101	FV	146,700	0	.46	420,400	567,100	567,100	Year End Roll	9/28/2017
2017	101	FV	140,400	0	.46	396,900	537,300	537,300	Year End Roll	9/29/2016
2016	101	FV	137,900	0	.46	385,100	523,000	523,000	Year End Roll	1/14/2016
2015	101	FV	132,900	0	.46	356,600	489,500	489,500	Year End	10/2/2014
2014	101	FV	173,200	200	.46	319,400	492,800	492,800	Year End Roll	1/23/2014
2013	101	FV	169,800	200	.5	312,700	482,700	482,700	Year End Roll	10/25/2012
2012	101	FV	169,800	200	.5	275,100	445,100	445,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYCE MANLEY B.	11502-59		5/6/1968	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/10/2006	3390	RENOVATI	200,000	C	6/16/2006			Gut house,frame&re
2/6/2006	3349	DEMOLITI		C	6/16/2006			fire damage interi

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
5/28/2007	MEAS/EXT INS	100	
6/16/2006	MEAS/EXT INS	50	
9/29/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	
1/6/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

