



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WISE RICHARD G
Owner 2:	GOODWIN AMY B
Owner 3:	
Street 1:	34 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WISE TR - RICHARD G
Owner 2:	GOODWIN TR - AMY B
Street 1:	34 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2006, Having Primarily STEEL Exterior and OTHER Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	502,400		0.920	476,200	978,600
Total Card		502,400	0.920	476,200	978,600
Total Parcel		502,400	0.920	476,200	978,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 253.20		/Parcel: 253.20	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/12/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	487,300	0	.92	461,200	948,500	948,500	Create Final value 2019	6/4/2019
2018	101	FV	487,300	0	.92	461,200	948,500	948,500	Year End Roll	9/28/2017
2017	101	FV	478,700	0	.92	435,300	914,000	914,000	Year End Roll	9/29/2016
2016	101	FV	467,400	0	.92	422,400	889,800	889,800	Year End Roll	1/14/2016
2015	101	FV	454,600	0	.92	391,100	845,700	845,700	Year End	10/2/2014
2014	101	FV	389,600	0	.92	350,300	739,900	739,900	Year End Roll	1/23/2014
2013	101	FV	381,600	0	.92	340,100	721,700	721,700	Year End Roll	10/25/2012
2012	101	FV	381,600	0	.92	374,100	755,700	755,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE TR,RICHARD	63628-278		5/19/2014	FAMILY		0	No	No		
WISE RICHARD G	50697-589		2/8/2008	FAMILY		100	No	No		
WISE RICHARD G	50682-203		2/5/2008	FAMILY		100	No	No		
TROISI FERDINAN	44653-457		2/16/2005	CHANGE IN US	525000	No	No			
	7876-333		3/19/1952		6500	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/12/2009	4208	MANUAL	15,000	C				replace siding on
4/25/2006	3403	NEW HOME	570,000	C	6/16/2006			Construct pre-fab
6/3/2005	3199	DEMOLITI		C	6/16/2006			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/12/2013	MEAS+INSPCTD	25	D ERSKINE
2/8/2007	INSPECTED	100	
6/16/2006	MEAS/EXT INS	50	
11/19/2005	MEAS/EXT INS	615	
5/12/2005	MEAS/EXT INS	600	
9/29/2001	M&L EXTERIOR	615	
4/10/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 476,158	Spl Credit	Total: 476,200
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