



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MADAUS MARTIN D
Owner 2:	
Owner 3:	
Street 1:	16 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Gutierrez - Carlos M
Owner 2:	-
Street 1:	38 Whispering Way
Twn/City:	Stow
St/Prov:	MA Cntry
Postal:	01775

NARRATIVE DESCRIPTION

This Parcel contains 8.897 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily WOOD Exterior and OTHER Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		2.61		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									78,300						78,300	
101	ONE FAM		4.45		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									26,700						26,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,289,900	166,000	8.897	905,000	2,360,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 559.72						/Parcel: 559.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,308,100	166000	8.897	901,800	2,375,900	2,375,900	Create Final value 2019	6/4/2019
2018	101	FV	1,308,100	166000	8.897	901,800	2,375,900	2,375,900	Year End Roll	9/28/2017
2017	101	FV	1,171,600	166000	8.897	901,800	2,239,400	2,239,400	Year End Roll	9/29/2016
2016	101	FV	1,133,100	166000	8.897	849,800	2,148,900	2,148,900	Year End Roll	1/14/2016
2015	101	FV	801,000	166000	8.897	901,400	1,868,400	1,868,400	Year End	10/2/2014
2014	101	FV		0	8.897	891,800	891,800	891,800	Year End Roll	1/23/2014
2013	101	FV		0	8.897	871,800	871,800	871,800	Year End Roll	10/25/2012
2012	101	FV		0	8.9	1,030,300	1,030,300	1,030,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Gutierrez,Carlo	60231-480		10/12/2012	DIVORCE/ESTA	875000	No	No			addition parcel also 119-27-0
GUTIERREZ LISA	56978-132		6/13/2011	DIVORCE/ESTA	1	No	No			
RICCI RUSSELL J	51466-457		7/21/2008	MULTI-PARCEL	1600000	No	No			
ALICE L. LUKE T	13219-731		6/24/1977		80000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/21/2014	5832	SOLAR PA	31,000	C	8/7/2014			
11/18/2013	5603	MANUAL	8,000	C				sheet metal for du
10/15/2013	5574	NEW HOME	695,000	C	5/15/2014			construct single f
4/30/2013	5390	RENOVATI	5,000	C	5/15/2014			amend permit to in
12/5/2012	5260	BARN	62,000	C	5/15/2014			amend permit to fi
3/31/2011	4672	TEMPORAR		C	6/18/2013			nine 12x14 tents u
2/10/2011	4646	BARN	80,000	C	5/15/2014			construct 72x36 ba
12/3/2010	4622	POOL	65,000	C				install inground p
10/27/2010	4593	NEW HOME		C				reissue permit for
8/31/2010	4558	MANUAL		C				continue with four

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
5/15/2014	MEAS+INSPCTD	618	G BOURGAULT
5/31/2012	PERMIT VISIT	618	G BOURGAULT
6/21/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	

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

