



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STANKARD JR CHARLES E
Owner 2:	STANKARD JEAN C
Owner 3:	
Street 1:	5 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4807 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.56 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, Having Primarily ALUMINUM Exterior and ASPHALT 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	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		67953		SQUARE FE	PRIME SITE		0	6.35	1.124	R2									485,050						485,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	294,100	7,000	1.560	485,100	786,200
Total Card		294,100	7,000	1.560	786,200
Total Parcel		294,100	7,000	1.560	786,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 322.21		/Parcel: 322.21	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	276,500	7000	1.56	469,000	752,500	752,500	Create Final value 2019	6/4/2019
2018	101	FV	276,500	7000	1.56	469,000	752,500	752,500	Year End Roll	9/28/2017
2017	101	FV	268,800	7000	1.56	455,300	731,100	731,100	Year End Roll	9/29/2016
2016	101	FV	263,700	7000	1.56	455,300	726,000	726,000	Year End Roll	1/14/2016
2015	101	FV	261,100	7000	1.56	385,700	653,800	653,800	Year End	10/2/2014
2014	101	FV	243,300	7000	1.56	346,000	596,300	596,300	Year End Roll	1/23/2014
2013	101	FV	238,200	7000	1.56	336,100	581,300	581,300	Year End Roll	10/25/2012
2012	101	FV	243,300	7000	1.56	336,100	586,400	586,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOSEPH NAPOLI	841-111		9/28/1973		63900	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/3/2012	4957	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	
4/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.55999	Total SF/SM: 67953.16	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 485,050	Spl Credit	Total: 485,100
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