Map	Lot	Sublot	Building	Unit	CARD
177	30	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,710,900	/	1,710,900
USE VALUE:	1,710,900	/	1,710,900
ASSESSED:	1,710,900	/	1,710,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BUREAU TR SANDYS M
Owner 2:	
Owner 3:	HJS NOMINEE TRUST
Street 1:	109 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHUPE - JOHN P
Owner 2:	SHUPE - DANIELLE
Street 1:	109 OLD SUDBURY ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1800, having primarily CLAPBOARD Exterior and 4922 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	977,300		733,600	1,710,900
Total Card	1.340	977,300		733,600	1,710,900
Total Parcel	1.340	977,300		733,600	1,710,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.60 | /Parcel: 347.60

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	06/07/12

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177 30 0

!433!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	926,500	0	1.34	712,300	1,638,800		Year End Roll	12/2/2024
2024	101	FV	914,000	0	1.34	698,400	1,612,400		Year end	11/9/2023
2023	101	FV	907,700	0	1.34	643,200	1,550,900	1,550,900	Year end	11/3/2022
2022	101	FV	815,000	0	1.34	581,500	1,396,500	1,396,500	Year End Roll	10/19/2021
2021	101	FV	764,600	0	1.34	514,600	1,279,200	1,279,200	Year End Roll	10/15/2020
2020	101	FV	758,300	0	1.34	514,600	1,272,900	1,272,900	Year End Roll	9/26/2019
2019	101	FV	688,900	0	1.34	498,400	1,187,300	1,187,300	Create Final va	6/4/2019
2018	101	FV	646,500	0	1.34	498,400	1,144,900	1,144,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:40:35

LAST REV

Date	Time
04/22/21	15:34:09
blakeley	

USER DEFINED

Prior Id # 1:	117 16 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHUPE,JOHN P	67508-5		6/27/2016		1,215,000	No	No		
CASSIDY TR,MARY	63860-70		7/2/2014	PARTIAL INTR	1,250,000	No	No		
BOULDER APPLETR	51636-443		8/29/2008		755,000	No	No		
GALINSKY BLAIR,	49748-146		7/9/2007		808,000	No	No		
SMITH FRANCES I	49748-142		7/9/2007		808,000	No	No		
LEVEY, RUTH P.	25001-63		11/18/1994	PARTIAL INTR	331,000	No	No		.07 ACRES IN WAYLAND
LEVEY REALTY TR	24200-390		1/25/1994	FAMILY	100	No	No		
LEVEY HAROLD/RU	20466-411		4/2/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2020	R-20-0210	MANUAL	11,000	C				Remove wall betwee
7/5/2017	6789	RENO-ADD	155,000	C	3/1/2018			Convert garage spa
7/7/2010	4511	RENOVATI	225,000	C	6/7/2012			construct master b
6/12/2000	2000	DEMOLITI						
6/6/2000	1998	GARAGE	55,000	C	6/26/2001			
9/18/1997	1278	ADDITION	41,000	C	3/7/1998			3/7/98 100%
4/4/1995	683-95	MANUAL	5,500	C	6/21/1996			BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
6/7/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2001	MEAS+INSPCTD	613	
3/7/1998	MEAS+INSPCTD	602	
5/17/1996	MEAS+INSPCTD	606	
4/25/1996	MEAS/EXT INS	606	
8/31/1995	PERMIT VISIT	606	
5/1/1992	INSPECTED	601	

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

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
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	9.98	1.26	R3									733,642						733,600	

Total AC/HA:	1.33999	Total SF/SM:	58370	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	733,642	Spl Credit		Total:	733,600

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

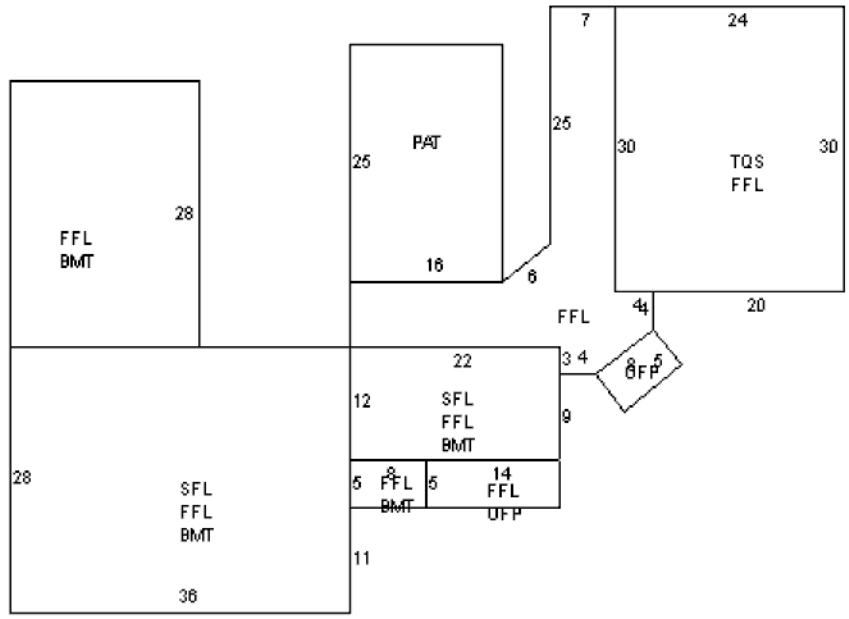
OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

.07 AC. IN WAYLAND INT VERY GOOD.
UNDERPIN EXTENSIVELY
REINFORCED-MINIMAL SETTLING
UNDERWOOD-SHERMAN HSE.

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	6	Baths:	5	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.87190169
Const Adj.:	1.00979996
Adj $ / SQ:	113.578
Other Features:	120473
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1184636
Depreciation:	207311
Depreciated Total:	977324

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	782590.2584

Juris. Factor:		Before Depr:	181.72
Special Features:	0	Val/Su Net:	133.82
Final Total:	977300	Val/Su SzAd	198.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,110	113.580	353,226
BMT	BASEMENT	1,872	28.390	53,154
SFL	2ND FLOOR	1,272	113.580	144,471
TQS	3/4 STORY	540	113.580	61,332
PAT	PATIO	400	14.980	5,992
OFP	OPEN PORCH	109	16.050	1,749

Net Sketched Area:	7,303			Total:	619,924
Size Ad	4922	Gross Area	7483	FinArea	4922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177 30 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	