

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHILLING ANDREW J
Owner 2:	SHILLING KIRSTEN N
Owner 3:	
Street 1:	333 EDEN ROAD
Street 2:	
Twn/City:	PALM BEACH
St/Prov:	FL Cntry Own Occ: Y
Postal:	33480 Type:

PREVIOUS OWNER

Owner 1:	FLINT JONATHAN A -
Owner 2:	FLINT ALICE LEE -
Street 1:	93 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4806

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1877, having primarily CLAPBOARD Exterior and 5723 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bd rms.

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

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	1,543,700	81,200	959,600	2,584,500
Total Card 1.870 1,543,700 81,200 959,600 2,584,500					
Total Parcel 1.870 1,543,700 81,200 959,600 2,584,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 451.59		/Parcel: 451.59	

Legal Description	User Acct
2382	0
	GIS Ref
	GIS Ref
	Insp Date
	04/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,491,400	75900	1.87	931,600	2,498,900		Year End Roll	12/2/2024
2024	101	FV	1,428,400	75900	1.87	913,000	2,417,300		Year end	11/9/2023
2023	101	FV	1,198,100	75900	1.87	741,000	2,015,000	2,015,000	Year end	11/3/2022
2022	101	FV	1,113,500	96900	1.87	685,800	1,896,200	1,896,200	Year End Roll	10/19/2021
2021	101	FV	1,219,500	96900	1.87	641,000	1,957,400	1,957,400	Year End Roll	10/15/2020
2020	101	FV	1,298,700	96900	1.87	665,000	2,060,600	2,060,600	Year End Roll	9/26/2019
2019	101	FV	1,295,800	96900	1.87	647,400	2,040,100	2,040,100	Create Final va	6/4/2019
2018	101	FV	1,295,800	96900	1.87	647,400	2,040,100	2,040,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLINT JONATHAN	32070-221		11/20/2000		1,350,000	No	No		
MCCURDY MICHAEL	14394-38		8/25/1981		170,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2022	MEC-22-000	MANUAL	13,515	C	9/21/2022			Replace existing b
4/15/2010	4420	RENOVATI	26,500	C	11/2/2010			reno master bth
2/23/2006	3362	ADDITION	662,566	C	6/16/2006			Add pantry/foyer/m
7/31/2001	2305	GAR-BARN	90,000	C	6/1/2002			
6/21/1995	753-95	RENOVATI	138,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
3/29/2007	MEAS+INSPCTD	100	
6/16/2006	MEAS/EXT INS	50	
6/1/2002	MEAS/EXT INS	613	
9/29/2001	M&L EXTERIOR	615	
4/11/1996	MEAS/EXT INS	606	
1/21/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	117 23 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:	

