



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILFERT TR JOHN F
Owner 2:	BEATTEAY TR JUDITH S
Owner 3:	WILFERT FAMILY TRUST
Street 1:	308 BURROUGHS RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry Own Occ: Y
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	WILFERT ELEANOR M TR -
Owner 2:	WILFERT JOHN F TR -
Street 1:	308 BURROUGHS RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry
Postal:	01719

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1967, having primarily WOOD SHING Exterior and 1288 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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

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	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	SpI Credit	Total:	958,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	211,700	400	958,400	1,170,500
Total Card	1.837	211,700	400	958,400	1,170,500
Total Parcel	1.837	211,700	400	958,400	1,170,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	908.77	/Parcel:	908.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	200,000	400	1.837	930,400	1,130,800		Year End Roll	12/2/2024
2024	101	FV	190,900	400	1.837	912,000	1,103,300		Year end	11/9/2023
2023	101	FV	175,900	400	1.837	740,000	916,300	916,300	Year end	11/3/2022
2022	101	FV	140,000	500	1.837	684,800	825,300	825,300	Year End Roll	10/19/2021
2021	101	FV	129,300	500	1.837	640,000	769,800	769,800	Year End Roll	10/15/2020
2020	101	FV	128,200	500	1.837	664,000	792,700	792,700	Year End Roll	9/26/2019
2019	101	FV	117,500	500	1.837	646,400	764,400	764,400	Create Final va	6/4/2019
2018	101	FV	117,500	500	1.837	646,400	764,400	764,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILFERT ELEANOR	56017-243		12/9/2010	FAMILY		1	No	No	
WILFERT ELEANOR	48972-25		2/9/2007	FAMILY		100	No	No	
	10478-223		3/19/1964		8,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2019	R-29-0120	ROOF	10,400	C				Strip & re-roof 20

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 COMPLETE	615	
4/10/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	117 25 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:	

PRINT

Date	Time
09/26/25	14:42:29

LAST REV

Date	Time
01/31/20	13:01:57

blakeley
454

blakeley
454

