

187

6

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

937,200 /

937,200

USE VALUE:

937,200 /

937,200

ASSESSED:

937,200 /

937,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURNS BRIAN T
Owner 2:	ZEIS JENNIFER M
Owner 3:	
Street 1:	84 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

PREVIOUS OWNER

Owner 1:	SNELL - JOHN
Owner 2:	FLORY - JANET L
Street 1:	84 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

NARRATIVE DESCRIPTION

This parcel contains .45 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1936, having primarily WOOD SHING Exterior and 3380 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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	3	WATER
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		19602		SQUARE FE	PRIME SITE		0	9.98	3.16	R3									617,568						617,600	

Total AC/HA:	0.45000	Total SF/SM:	19602	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	617,568	SpI Credit	Total:	617,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.450	319,200	400	617,600	937,200
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		277.28	/Parcel: 277.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	276,900	400	.45	599,600	876,900		Year End Roll	12/2/2024
2024	101	FV	271,800	400	.45	587,900	860,100		Year end	11/9/2023
2023	101	FV	270,100	400	.45	541,500	812,000	812,000	Year end	11/3/2022
2022	101	FV	234,900	700	.45	489,500	725,100	725,100	Year End Roll	10/19/2021
2021	101	FV	225,800	700	.45	433,200	659,700	659,700	Year End Roll	10/15/2020
2020	101	FV	211,800	700	.45	433,200	645,700	645,700	Year End Roll	9/26/2019
2019	101	FV	213,600	700	.45	419,600	633,900	633,900	Create Final va	6/4/2019
2018	101	FV	213,600	700	.45	419,600	633,900	633,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNELL,JOHN	72795-210		6/20/2019	PARTIAL INTR	1,054,125	No	No		
GOLDLUST JERRY	21206-576		6/7/1991		250,000	No	No		

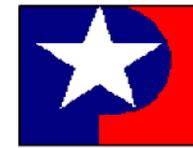
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2023	R-23-0063	BATH	60,000	O				Bath remodel
12/10/2019	R-19-0208	ROOF	7,788	C				Strip & re-roof dw
5/9/2019	R-19-0047			C	6/6/2019			Complete building
4/8/2011	4681	MANUAL	3,000	C				air sealing and in
11/21/2003	2822	MANUAL	3,000	C	6/4/2005			connect 2 porches
8/13/2003	2750	DEMOLITI	15,000	C	6/4/2005			replace existing d
7/7/2003	2728	W/S FLUE		C				
10/13/1999	1824	ADDITION	109,000	C	4/13/2002			6/22/00 70% 6/15/
5/9/1994	458	RENOVATI	35,000	C	8/31/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
4/20/2007	INSPECTED	1	H M SCHEID
6/4/2005	MEAS/EXT INS	615	
6/26/2004	MEAS/EXT INS	615	
5/2/2003	MEAS/EXT INS	615	
4/13/2002	MEAS/EXT INS	613	
9/29/2001	M&L EXTERIOR	615	
6/15/2001	MEAS/EXT INS	613	
6/22/2000	MEAS/EXT INS	611	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117 27 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	14:42:39

LAST REV

Date	Time
06/13/25	08:28:13

apro	456
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