Total Card / Total Parcel

APPRAISED:	1,450,100 / 1,585,800
USE VALUE:	1,450,100 / 1,585,800
ASSESSED:	1,450,100 / 1,585,800

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	8.690			60,800	60,800
109	1.880	429,400		959,900	1,389,300
Total Card	10.570	429,400		1,020,700	1,450,100
Total Parcel	10.570	563,700	1,400	1,020,700	1,585,800

Source: Market Adj Cost   Total Value per SQ unit /Card: 402.82   /Parcel: 363.06

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
06/07/12

OWNERSHIP
Unit #:

Owner 1:	CONRAD TR PETER F
Owner 2:	BRADSHAW TR YLISABYTH S
Owner 3:	CONRAD -BRADSHAW FAMILY TRUST
Street 1:	20 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-4805	Type:	

PREVIOUS OWNER

Owner 1:	CONRAD TR - PETER F
Owner 2:	BRADSHAW TR - YLISABYTH S
Street 1:	20 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-4805

PREVIOUS ASSESSMENT

Parcel ID 186 48 0

!467!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	109	FV	520,000	1300	10.57	992,700	1,514,000		Year End Roll	12/2/2024
2024	109	FV	472,600	1300	10.57	965,400	1,439,300		Year end	11/9/2023
2023	109	FV	408,200	1300	10.57	793,400	1,202,900	1,202,900	Year end	11/3/2022
2022	109	FV	348,800	1300	10.57	738,200	1,088,300	1,088,300	Year End Roll	10/19/2021
2021	109	FV	315,400	1300	10.57	693,400	1,010,500	1,010,500	Year End Roll	10/15/2020
2020	109	FV	308,400	1300	10.57	717,400	1,027,100	1,027,100	Year End Roll	9/26/2019
2019	109	FV	306,200	1300	10.57	699,800	1,007,300	1,007,300	Create Final va	6/4/2019
2018	109	FV	306,200	1300	10.57	699,800	1,007,300	1,007,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:43:39

LAST REV

Date	Time
06/13/25	08:58:46

apro

NARRATIVE DESCRIPTION

This parcel contains 10.57 ACRES of land mainly classified as MULT HS with a CONTEMPORARY Building built about 1939, having primarily WOOD Exterior and 3600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.**   467

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONRAD TR,PETER	74010-303		1/21/2020	FAMILY	1	No	No		
CONRAD,PETER F	73981-148		1/13/2020	FAMILY	1	No	No		
LIEBERMAN/BACHM	15006-46		5/10/1983	PARTIAL INTR	48,360	No	No		

USER DEFINED

Prior Id # 1:	118 10 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:	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2020	R-20-0084	RENO-ADD	150,000	O	3/31/2021			Garage & mudroom a
12/3/2018	7269	WINDOWS	17,503	C				Replace 5 windows
8/5/2014	5858	WINDOWS	5,660	C				
2/10/2014	5648	WINDOWS	11,291	C				replace 7 windows-
8/8/2011	4816	MANUAL	15,000	C	6/7/2012			free standing gaze
7/1/2010	4503	WINDOWS	12,163	C				
11/17/2003	2816	W/S FLUE		C				
6/20/2003	2716	APARTMEN	45,000	C	6/26/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2024	PERMIT VISIT	605	BOA
6/7/2012	MEAS/EXT INS	25	D ERSKINE
11/13/2008	MEAS+INSPCTD	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
9/29/2001	M&L COMPLETE	615	
4/11/1996	MEAS/EXT INS	606	
4/28/1994	FIELDREV CHG	600	
12/14/1992	INSPECTED	601	

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
109	MULT HS		0.04344		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,520						1,500	
132	UNDEV		3.89		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									27,230						27,200	Cons Restr
132	UNDEV		4.8		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									33,600						33,600	Cons Restr, Wetlan

| Total AC/HA: | 10.56999 | Total SF/SM: | 460429 | Parcel LUC: | 109 | MULT HS | Prime NB Desc | RES CAT 4 | Total: | 1,020,750 | Spl Credit | | Total: | 1,020,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.   Database: AssessPro - Lincoln   meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Field	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	3	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:		
WSFlue:	1	AVERAGE

CONDO INFORMATION

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

COMMENTS

Sec 14 acc apt - Closed garage permit 6-25 SB appears to be in data card sketch.. .

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: 12		BRs: 6		Baths: 2			HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	1982
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1986

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	2
Totals			
1	12	6	

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt:	1939 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50 %
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.93856066
Const Adj.:	1.00999999
Adj $ / SQ:	158.307
Other Features:	36500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657814
Depreciation:	230235
Depreciated Total:	427579

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:

Ind.Val 870563.3196

Field	Value
Juris. Factor:	
Special Features:	1800
Final Total:	429400
Before Depr:	158.31
Val/Su Net:	70.22
Val/Su SzAd:	134.95

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,998	158.310	316,297
BMT	BASEMENT	1,393	51.450	71,670
SFL	2ND FLOOR	1,184	158.310	187,436
GAR	GARAGE	858	38.520	33,050
WDK	WOOD DECK	514	18.210	9,362
OSP	SCRN PORCH	100	24.070	2,407
OFP	OPEN PORCH	68	16.050	1,091

Net Sketched Area:	6,115	Total:	621,313
Size Ad	3182 Gross Area	6115 FinArea	3600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID   186 48 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
96	WHIRL PL	M	S	1 1		A	AV	1983	2,700.00	B	35	109			1,800			1,800

More: N	Total Yard Items:	Total Special Features:	1,800	Total:	1,800