

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROOKS TRISTAN ALEXANDER		
Owner 2:			
Owner 3:			
Street 1:	24 OLD SUDBURY RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-4805		Type:

PREVIOUS OWNER

Owner 1:	KROIN TR - LAWRENCE E		
Owner 2:	-		
Street 1:	24 OLD SUDBURY RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-4805		

NARRATIVE DESCRIPTION

This parcel contains 5.607 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 2331 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		3.77		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									26,390						26,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.607	591,000		824,800	1,415,800
Total Card 5.607 591,000 824,800 1,415,800					
Total Parcel 5.607 591,000 824,800 1,415,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 607.38		/Parcel: 607.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	542,300	0	5.607	956,800	1,499,100		Year End Roll	12/2/2024
2024	101	FV	535,800	0	5.607	934,600	1,470,400		Year end	11/9/2023
2023	101	FV	458,100	0	5.607	762,600	1,220,700	1,220,700	Year end	11/3/2022
2022	101	FV	388,400	0	5.607	707,400	1,095,800	1,095,800	Year End Roll	10/19/2021
2021	101	FV	343,600	0	5.607	662,600	1,006,200	1,006,200	Year End Roll	10/15/2020
2020	101	FV	337,400	0	5.607	686,600	1,024,000	1,024,000	Year End Roll	9/26/2019
2019	101	FV	327,100	0	5.607	669,000	996,100	996,100	Create Final va	6/4/2019
2018	101	FV	327,100	0	5.607	669,000	996,100	996,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KROIN TR,LAWREN	71334-149		7/18/2018		1,000,000	No	No		
KROIN,LAWRENCE	67525-185		6/29/2016	FAMILY	10	No	No		
TURNER VERNON	14883-103		2/1/1983		180,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS DENIED	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	ENTRY DENIED	615	
5/23/1996	MEAS+INSPCTD	606	
4/25/1996	MEAS/EXT INS	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	118 12 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:	

