

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 30 | | OLD SUDBURY RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | DOYLE JOHN FRANCIS |
| Owner 2: | DOYLE MARGARET MARY |
| Owner 3: | DOYLE CONNOR |
| Street 1: | 30 OLD SUDBURY RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | CHAPMAN - PAUL |
| Owner 2: | ROUSH - KATRIN |
| Street 1: | 30 OLD SUDBURY RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1820, having primarily CLAPBOARD Exterior and 4100 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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 | | 65339.8 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.16 | R3 | | | | | | | | | 754,509 | | | | | | 754,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 1.500 | 882,500 | 4,600 | 754,500 | 1,641,600 |
| Total Card 1.500 882,500 4,600 754,500 1,641,600 | | | | | |
| Total Parcel 1.500 1,080,700 4,600 754,500 1,839,800 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 400.39 | /Parcel: 283.05 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,021,200 | 4300 | 1.5 | 732,600 | 1,758,100 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,004,400 | 4300 | 1.5 | 718,200 | 1,726,900 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 877,500 | 4300 | 1.5 | 661,500 | 1,543,300 | 1,543,300 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 787,900 | 5700 | 1.5 | 598,000 | 1,391,600 | 1,391,600 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 815,900 | 5700 | 1.5 | 529,200 | 1,350,800 | 1,350,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 825,700 | 5700 | 1.5 | 529,200 | 1,360,600 | 1,360,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 779,200 | 5700 | 1.5 | 512,600 | 1,297,500 | 1,297,500 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 779,200 | 5700 | 1.5 | 512,600 | 1,297,500 | 1,297,500 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| CHAPMAN,PAUL | 83936-540 | | 4/4/2025 | | 2,000,000 | No | No | | |
| GOETEMANN,MARK | 67882-496 | | 8/25/2016 | DIVORCE/ESTA | 1,425,000 | No | No | | |
| MEADE WARREN E, | 35426-281 | | 5/7/2002 | | 798,000 | No | No | | |
| MEADE WARREN E, | 35426-280 | | 5/7/2002 | CONVENIENC | 100 | No | No | | |
| MEADE ELEANOR | 22268-398 | | 8/4/1992 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 7/5/2018 | 7122 | SOLAR PA | 11,586 | C | 8/22/2018 | | | Install solar pane |
| 8/7/2017 | 6818 | RENO-ADD | 100,000 | C | 6/16/2020 | | | Renovate garage fo |
| 7/21/2004 | 2984 | RENO-ADD | 180,000 | C | 7/27/2016 | | | add to rear of hse |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 8/12/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/28/2007 | MEAS+INSPCTD | 100 | |
| 6/17/2006 | MEAS/EXT INS | 615 | |
| 6/4/2005 | MEAS+INSPCTD | 615 | |
| 9/29/2001 | M&L COMPLETE | 615 | |
| 4/11/1996 | MEAS+INSPCTD | 606 | |
| 12/27/1990 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 118 15 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: | |

