

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BANKS DAMON
Owner 2:	SZPAKOWSKI SEBASTIAN
Owner 3:	
Street 1:	34 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WISE - RICHARD G
Owner 2:	GOODWIN - AMY B
Street 1:	34 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2006, having primarily STEEL Exterior and 3865 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	1,033,700		678,900	1,712,600
Total Card		0.920	1,033,700	678,900	1,712,600
Total Parcel		0.920	1,033,700	678,900	1,712,600
Source:		Market Adj Cost		Total Value per SQ unit /Card: 443.10 /Parcel: 443.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,110,900	0	.92	659,100	1,770,000		Year End Roll	12/2/2024
2024	101	FV	1,071,400	0	.92	646,200	1,717,600		Year end	11/9/2023
2023	101	FV	921,900	0	.92	595,200	1,517,100	1,517,100	Year end	11/3/2022
2022	101	FV	805,000	0	.92	538,100	1,343,100	1,343,100	Year End Roll	10/19/2021
2021	101	FV	511,200	0	.92	476,200	987,400	987,400	Year End Roll	10/15/2020
2020	101	FV	502,400	0	.92	476,200	978,600	978,600	Year End Roll	9/26/2019
2019	101	FV	487,300	0	.92	461,200	948,500	948,500	Create Final va	6/4/2019
2018	101	FV	487,300	0	.92	461,200	948,500	948,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISE,RICHARD G	75623-321		9/15/2020		1,400,000	No	No		
WISE TR,RICHARD	63628-278		5/19/2014	FAMILY		No	No		
WISE RICHARD G	50697-589		2/8/2008	FAMILY	100	No	No		
WISE RICHARD G	50682-203		2/5/2008	FAMILY	100	No	No		
TROI SI FERDINAN	44653-457		2/16/2005	CHANGE IN US	525,000	No	No		
	7876-333		3/19/1952		6,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2021	R-21-0098	WINDOWS	71,000	C				Install new doors
6/12/2009	4208	MANUAL	15,000	C				replace siding on
4/25/2006	3403	NEW HOME	570,000	C	6/16/2006			Construct pre-fab
6/3/2005	3199	DEMOLITI		C	6/16/2006			

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
5/12/2013	MEAS+INSPCTD	25	D ERSKINE
2/8/2007	INSPECTED	100	
6/16/2006	MEAS/EXT INS	50	
11/19/2005	MEAS/EXT INS	615	
5/12/2005	MEAS/EXT INS	600	
9/29/2001	M&L EXTERIOR	615	
4/10/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 16 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:	

