



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZUELKE TR KARL L
Owner 2:	ZUELKE TR MARICHU S
Owner 3:	ZUELKE FAMILY TRUST
Street 1:	11 SHATTUCK STREET
Street 2:	
Twn/City:	NATICK
St/Prov:	MA Cntry
Postal:	01760

PREVIOUS OWNER

Owner 1:	ZUELKE - KARL
Owner 2:	PYNE - KAREN
Street 1:	11 SHATTUCK STREET
Twn/City:	NATICK
St/Prov:	MA Cntry
Postal:	01760

NARRATIVE DESCRIPTION

This parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily WOOD SHING Exterior and 1599 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.403		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,821						2,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.240	247,800	6,900	801,200	1,055,900
Total Card	2.240	247,800	6,900	801,200	1,055,900
Total Parcel	2.240	247,800	6,900	801,200	1,055,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		660.35	/Parcel: 660.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	217,000	6500	2.24	778,000	1,001,500		Year End Roll	12/2/2024
2024	101	FV	212,700	6500	2.24	762,400	981,600		Year end	11/9/2023
2023	101	FV	211,300	6500	2.24	702,400	920,200	920,200	Year end	11/3/2022
2022	101	FV	188,300	6500	2.24	635,200	830,000	830,000	Year End Roll	10/19/2021
2021	101	FV	170,800	6500	2.24	562,400	739,700	739,700	Year End Roll	10/15/2020
2020	101	FV	159,100	6500	2.24	562,400	728,000	728,000	Year End Roll	9/26/2019
2019	101	FV	162,000	6500	2.24	544,800	713,300	713,300	Create Final va	6/4/2019
2018	101	FV	162,000	6500	2.24	544,800	713,300	713,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZUELKE,KARL	83265-245		9/20/2024	FAMILY	600,000	No	No		
ZUELKE,LAURENCE	69786-509		8/17/2017	FAMILY		1	No	No	
	9884-229		9/19/1961		19,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	6815	WINDOWS	8,555	C				Replace 4 windows.
8/2/2006	3488	TEMPORAR		C				wood stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	615	
5/23/1996	MEAS+INSPCTD	606	
4/10/1996	MEAS/EXT INS	606	
3/16/1995	INSPECTED	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

