

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAJA TR ELLEN A
Owner 2:	
Owner 3:	E A RAJA TRUST NO 1
Street 1:	40 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.977 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1911, having primarily CLAPBOARD Exterior and 2478 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		1.14		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									7,980						8,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.977	292,900	3,500	806,400	1,102,800
Total Card 2.977 292,900 3,500 806,400 1,102,800					
Total Parcel 2.977 292,900 3,500 806,400 1,102,800					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 445.04		/Parcel: 445.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	256,500	3200	2.977	783,200	1,042,900		Year End Roll	12/2/2024
2024	101	FV	245,800	3200	2.977	766,800	1,015,800		Year end	11/9/2023
2023	101	FV	244,200	3200	2.977	706,800	954,200	954,200	Year end	11/3/2022
2022	101	FV	217,600	3200	2.977	639,600	860,400	860,400	Year End Roll	10/19/2021
2021	101	FV	197,400	3200	2.977	566,800	767,400	767,400	Year End Roll	10/15/2020
2020	101	FV	183,900	3200	2.977	566,800	753,900	753,900	Year End Roll	9/26/2019
2019	101	FV	187,300	3200	2.977	549,200	739,700	739,700	Create Final va	6/4/2019
2018	101	FV	187,300	3200	2.977	549,200	739,700	739,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAJA, ROY + ELL	24370-001		3/18/1994	FAMILY		No	No		
	9659-405		8/19/1960		19,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	6407	ROOF	8,000	C				Strip & re-roof ea
5/16/2012	5036	MANUAL	21,185	C				install roof mount
6/8/1995	737-95	ROOF	4,300	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	EXTRIOR ONLY	6	JN
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	
5/15/1996	MEAS+INSPCTD	606	
4/11/1996	MEAS/EXT INS	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 18 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:	

PRINT

Date	Time
09/26/25	14:44:38

LAST REV

Date	Time
04/08/25	09:20:46

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