

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARMEL NINA
Owner 2:	
Owner 3:	
Street 1:	43 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Carmel - Yaron
Owner 2:	Carmel - Nina
Street 1:	43 Old Sudbury Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.987 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1971, having primarily WOOD Exterior and 1620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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	
132	UNDEV		0.15		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									1,050						1,100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.150			1,100	1,100
101	1.837	310,600	200	798,400	1,109,200
Total Card		1.987	310,600	200	799,500
Total Parcel		1.987	310,600	200	799,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		685.37	/Parcel: 685.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	286,900	200	1.987	776,300	1,063,400		Year End Roll	12/2/2024
2024	101	FV	283,900	200	1.987	760,900	1,045,000		Year end	11/9/2023
2023	101	FV	247,400	200	1.987	700,900	948,500	948,500	Year end	11/3/2022
2022	101	FV	212,800	200	1.987	633,700	846,700	846,700	Year End Roll	10/19/2021
2021	101	FV	197,700	200	1.987	560,900	758,800	758,800	Year End Roll	10/15/2020
2020	101	FV	194,700	200	1.987	560,900	755,800	755,800	Year End Roll	9/26/2019
2019	101	FV	193,200	200	1.987	543,300	736,700	736,700	Create Final va	6/4/2019
2018	101	FV	193,200	200	1.987	543,300	736,700	736,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Carmel,Yaron	59913-411		9/4/2012	DIVORCE/ESTA		1	No	No	Divorce
THOMSON PETER P	41707-609		12/30/2003	CHD>SALE	630,000	No	No		
THOMSON PETER P	34768-373		2/7/2002	CONVENIENC		No	No		
THOMSON ANNE PE	32625-128		4/4/2001	FAMILY	99,000	No	No		
BOYCE MANLEY B	11797-594		2/5/1970		15,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2005	3218	ADDITION	23,500	C				mud rm, laundry rm
3/2/2005	3129	RENOVATI	22,000	C	6/4/2005			master bath 6/4 10
5/17/2004	2920	WDK	10,000	C	6/4/2005			deck, skylights, r

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
6/16/2006	MEAS+INSPCTD	50	
6/4/2005	MEAS+INSPCTD	615	
9/21/2001	M&L EXTERIOR	615	
5/20/1996	MEAS+INSPCTD	606	
4/25/1995	INSPECTED	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 3 1
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:	

