

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARF TR BENJAMIN C
Owner 2:	WARF TR CYNTHIA S
Owner 3:	WARF FAMILY 2021 TRUST
Street 1:	15 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4807 Type:

PREVIOUS OWNER

Owner 1:	WARF - BENJAMIN C
Owner 2:	WARF - CYNTHIA S
Street 1:	15 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4807

NARRATIVE DESCRIPTION

This parcel contains 2.05 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1916, having primarily CLAPBOARD Exterior and 6682 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 16 Rooms, and 8 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
				Sewer		
				Electri		
				Exmpt		
				Topo		
				Street	1	PAVED
				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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.213		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,455						7,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.050	957,700		965,900	1,923,600
Total Card 2.050 957,700 965,900 1,923,600					
Total Parcel 2.050 957,700 965,900 1,923,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 287.87		/Parcel: 287.87	

Legal Description	User Acct
2398	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	906,600	0	2.05	937,900	1,844,500		Year End Roll	12/2/2024
2024	101	FV	894,600	0	2.05	918,400	1,813,000		Year end	11/9/2023
2023	101	FV	888,600	0	2.05	746,400	1,635,000	1,635,000	Year end	11/3/2022
2022	101	FV	782,800	0	2.05	691,200	1,474,000	1,474,000	Year End Roll	10/19/2021
2021	101	FV	710,300	0	2.05	646,400	1,356,700	1,356,700	Year End Roll	10/15/2020
2020	101	FV	704,700	0	2.05	670,400	1,375,100	1,375,100	Year End Roll	9/26/2019
2019	101	FV	492,200	0	2.05	652,800	1,145,000	1,145,000	Create Final va	6/4/2019
2018	101	FV	492,200	0	2.05	652,800	1,145,000	1,145,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARF,BENJAMIN C	76902-409		2/8/2021	CONVENIENC		1	No	No	
GOLDEN,MARK	67187-274		5/2/2016	CHD>SALE	1,322,500	No	No		
GOLDEN SYLVIA H	30609-493		8/31/1999	FAMILY	575,000	No	No		
GOLDEN MARVIN P	18111-55		5/11/1987	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2025	E-25-93	MANUAL	15,000	C				
1/19/2018	6954	KITCHEN	40,000	C	5/14/2018			Amend permit 6954
6/30/2017	6787	SHEET MT	9,800	C				Sheet metal work f
1/4/2017	6656	RENO-ADD	750,000	C	5/14/2018			Addition and remod
2/23/2012	4986	WINDOWS	19,352	C				install 21 Anderso
8/20/2008	4024	KITCHEN	28,000	C	5/26/2009			remodel
4/16/1999	1685	RENOVATI	20,000	C	6/9/1999			bathroom 6/9/99 70
7/11/1996	1000A	MANUAL	3,500	C	5/27/1997			DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2025	INFO FM PRMT	7	SB
1/30/2019	PERMIT VISIT	622	K Cuoco
6/1/2017	PERMIT VISIT	618	G BOURGAULT
1/3/2017	SALES INSP	618	G BOURGAULT
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
6/9/1999	MEAS+INSPCTD	602	
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 9 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:	

