

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH CHRISTOPHER
Owner 2:	SMITH ANALESA
Owner 3:	
Street 1:	18 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-4808 Type:

PREVIOUS OWNER

Owner 1:	WYMAN - JONATHAN SCOTT
Owner 2:	BERLAND - LAURA
Street 1:	18 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4808

NARRATIVE DESCRIPTION

This parcel contains .8 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1925, having primarily WOOD SHING Exterior and 1724 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 1 Bdrm.

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		34848		SQUARE FE	PRIME SITE		0	9.98	1.91	R3									663,215						663,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.800	369,100	1,000	663,200	1,033,300
Total Card		0.800	369,100	1,000	663,200
Total Parcel		0.800	369,100	1,000	663,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 599.36 /Parcel: 599.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	325,000	1000	.8	643,900	969,900		Year End Roll	12/2/2024
2024	101	FV	318,800	1000	.8	631,300	951,100		Year end	11/9/2023
2023	101	FV	316,700	1000	.8	581,500	899,200	899,200	Year end	11/3/2022
2022	101	FV	280,800	1400	.8	525,700	807,900	807,900	Year End Roll	10/19/2021
2021	101	FV	268,300	1400	.8	465,200	734,900	734,900	Year End Roll	10/15/2020
2020	101	FV	250,700	1400	.8	465,200	717,300	717,300	Year End Roll	9/26/2019
2019	101	FV	253,100	1400	.8	450,600	705,100	705,100	Create Final va	6/4/2019
2018	101	FV	253,100	1400	.8	450,600	705,100	705,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYMAN, JONATHAN	64437-543		10/30/2014		645,000	No	No		
BROWN WILLIAM G	45448-230		6/23/2005		595,000	No	No		
BROWN ROBERT W,	31987-283		10/3/2000	FAMILY	100,000	No	No		LIFE ESTATE GRANTED
	9327-332		2/19/1959		13,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2014	5971	KITCHEN	23,000	C	5/13/2015			Remodel kitchen
3/26/2008	3897	MANUAL		C				wood burning stove
9/8/2006	3514	RENOVATI	100,000	C	6/19/2008			interior reno to b

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
6/19/2008	CERT OF OCC	10	MARK R
5/20/2008	MEAS+INSPCTD	100	
5/28/2007	MEAS+INSPCTD	100	
11/19/2005	MEAS+INSPCTD	615	
9/29/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	119 1 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:	

