Total Card / Total Parcel
APPRAISED: 3,192,100 / 3,192,100
USE VALUE: 3,192,100 / 3,192,100
ASSESSED: 3,192,100 / 3,192,100

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.897	1,876,700	150,400	1,165,000	3,192,100
Total Card	8.897	1,876,700	150,400	1,165,000	3,192,100
Total Parcel	8.897	1,876,700	150,400	1,165,000	3,192,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 756.78   /Parcel: 756.78

Legal Description

User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Insp Date: 03/27/25
Land Unit Type:

OWNERSHIP

Unit #:

Owner 1:	SOLAIRE LLC NID
Owner 2:	
Owner 3:	
Street 1:	16 OLD SUDBURY ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773			Type:

PREVIOUS OWNER

Owner 1:	MADAUS - MARTIN D
Owner 2:	-
Street 1:	16 OLD SUDBURY ROAD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 8.897 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2013, having primarily WOOD Exterior and 4218 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

PREVIOUS ASSESSMENT

Parcel ID: 179 16 0

!515!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,764,600	140500	8.897	1,134,600	3,039,700		Year End Roll	12/2/2024
2024	101	FV	1,702,400	140500	8.897	1,097,000	2,939,900		Year end	11/9/2023
2023	101	FV	1,472,900	140500	8.897	945,000	2,558,400	2,558,400	Year end	11/3/2022
2022	101	FV	1,291,200	166000	8.897	873,000	2,330,200	2,330,200	Year End Roll	10/19/2021
2021	101	FV	1,252,000	166000	8.897	905,000	2,323,000	2,323,000	Year End Roll	10/15/2020
2020	101	FV	1,289,900	166000	8.897	905,000	2,360,900	2,360,900	Year End Roll	9/26/2019
2019	101	FV	1,308,100	166000	8.897	901,800	2,375,900	2,375,900	Create Final va	6/4/2019
2018	101	FV	1,308,100	166000	8.897	901,800	2,375,900	2,375,900	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	14:48:25

LAST REV
Date	Time
04/08/25	09:10:41
apro

PAT ACCT. 515

USER DEFINED

Prior Id # 1:	119 2 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADAUS,MARTIN D	73567-388		10/31/2019	MULTI-PARCEL	3,000,000	No	No		
Gutierrez,Carlo	60231-480		10/12/2012	DIVORCE/ESTA	875,000	No	No		addition parcel also 119-27-0
GUTIERREZ LISA	56978-132		6/13/2011	DIVORCE/ESTA	1	No	No		
RICCI RUSSELL J	51466-457		7/21/2008	MULTI-PARCEL	1,600,000	No	No		
ALICE L. LUKE T	13219-731		6/24/1977		80,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2014	5832	SOLAR PA	31,000	C	8/7/2014			
11/18/2013	5603	MANUAL	8,000	C				sheet metal for du
10/15/2013	5574	NEW HOME	695,000	C	5/13/2015			construct single f
4/30/2013	5390	RENOVATI	5,000	C	5/15/2014			amend permit to in
12/5/2012	5260	BARN	62,000	C	5/15/2014			amend permit to fi
3/31/2011	4672	TEMPORAR		C	6/18/2013			nine 12x14 tents u
2/10/2011	4646	BARN	80,000	C	5/15/2014			construct 72x36 ba
12/3/2010	4622	POOL	65,000	C				install inground p
10/27/2010	4593	NEW HOME		C				reissue permit for
8/31/2010	4558	MANUAL		C				continue with foun

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
5/13/2015	PERMIT VISIT	619	DH
5/15/2014	MEAS+INSPCTD	618	G BOURGAULT
5/31/2012	PERMIT VISIT	618	G BOURGAULT
6/21/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS/EXT INS	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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:				Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

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 Influ	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		2.61		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									91,350						91,400	
101	ONE FAM		4.45		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									31,150						31,200	

Total AC/HA: 8.89655 | Total SF/SM: 387534 | Parcel LUC: 101 ONE FAM | Prime NB Desc: RES CAT 5 | Total: 1,164,900 | Spl Credit | Total: 1,165,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	
Roof Cover:	12 - OTHER
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A - VERY GOOD
Year Blt:	2013 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	4 - SOLAR
Heat Type:	1 - FORCED H/A
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Feature	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	3.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.2 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.89224750
Const Adj.:	1.01999998
Adj $ / SQ:	151.985
Other Features:	51976
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1938738
Depreciation:	62040
Depreciated Total:	1876698

COMMENTS

driveway and parking easment to #18 bk51451 pg86.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 2			HB 1				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	AvRate:	Ind.Val 1591566.938
Juris. Factor:	Before Depr: 303.97
Special Features: 0	Val/Su Net: 153.25
Final Total: 1876700	Val/Su SzAd 444.93

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	4,842	38.000	183,978
FFL	1ST FLOOR	4,218	151.990	641,075
WDK	WOOD DECK	1,018	16.750	17,047
PAT	PATIO	926	14.980	13,871
GAR	GARAGE	624	38.520	24,036
GRN	GRN	600	61.830	37,096
OFP	OPEN PORCH	18	16.050	289
Net Sketched Area:	12,246		Total:	917,392
Size Ad	4218	Gross Area	12246	FinArea 4218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 179 16 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	BARN/LFT	D	Y	1	36X72	G	AV	2012	60.19	T	15	101			132,600			132,600
66	CANOPY	D	Y	1	12X72	G	AV	2014	29.43	T	30	101			17,800			17,800

More: N	Total Yard Items:	150,400	Total Special Featues:		Total:	150,400