Town Of Lincoln

	Total Card /	Total Parcel
APPRAISED:	959,500 /	959,500
USE VALUE:	959,500 /	959,500
ASSESSED:	959,500 /	959,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BUCKLAND TR EUNICE L CHEN
Owner 2:	BUCKLAND TR ARTHUR R
Owner 3:	76 OLD SUDBURY RD RLTY TRUST
Street 1:	343 COMMERCIAL STREET #103
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02109-1212	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.987 ACRES of land mainly classified as LAND

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.987			959,500	959,500
Total Card	1.987			959,500	959,500
Total Parcel	1.987			959,500	959,500

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

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 187 4 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.987	931,500	931,500		Year End Roll	12/2/2024
2024	130	FV		0	1.987	912,900	912,900		Year end	11/9/2023
2023	130	FV		0	1.987	740,900	740,900	740,900	Year end	11/3/2022
2022	130	FV		0	1.987	685,700	685,700	685,700	Year End Roll	10/19/2021
2021	130	FV		0	1.987	640,900	640,900	640,900	Year End Roll	10/15/2020
2020	130	FV		0	1.987	664,900	664,900	664,900	Year End Roll	9/26/2019
2019	130	FV		0	1.987	647,300	647,300	647,300	Create Final va	6/4/2019
2018	130	FV		0	1.987	647,300	647,300	647,300	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN-BUCKLAND E	26240-382		4/19/1996	CONVENIENC		No	No		
W. GERRIE KALAI	21937-434		4/13/1992	PARTIAL INTR	102,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2020	R-20-0048	NEW HOME	1,500	C				Extend expired per
4/23/2018	7033	SHEET MT	6,000	C				Sheet metal work t
6/6/2016	6484	NEW HOME	528,000	O				New home to be con
5/10/2016		DEMOLITI	5,000	C				Demolish existing

User Acct
GIS Ref
GIS Ref
Insp Date
05/19/17

!692!

PRINT

Date	Time
09/26/25	15:04:15

LAST REV

Date	Time
06/13/25	08:48:13
apro	

USER DEFINED

Prior Id # 1:	126 1 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:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	M&L EXTERIOR	615	
6/1/1996	MEAS+INSPCTD	606	
4/25/1996	MEAS/EXT INS	606	

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

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
130	LAND		0.15		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,050						1,100	Wetland

Total AC/HA:	1.98655	Total SF/SM:	86534	Parcel LUC:	130	LAND	Prime NB Desc	RES CAT 4	Total:	959,450	Spl Credit		Total:	959,500

EXTERIOR INFORMATION

Field	Value
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Field	Rating
Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Field	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Field	Value
Phys Cond:	0.0 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | | | # Units | |

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	631852.6209

Field	Value	Field	Value
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 187 4 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	