

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	ROSSITER TR SELINA G
Owner 2:	ROSSITER TR W ALLEN
Owner 3:	W ALLEN ROSSITER 2004 REVOC TR
Street 1:	134 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2605 Type:

PREVIOUS OWNER

Owner 1:	ROSSITER - W ALLEN
Owner 2:	-
Street 1:	134 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2605

NARRATIVE DESCRIPTION

This parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1963, having primarily CLAPBOARD Exterior and 3096 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		
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		64033		SQUARE FE	PRIME SITE		0	9.98	1.17	R3									750,595						750,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.470	468,200	7,300	750,600	1,226,100	
Total Card		1.470	468,200	7,300	750,600	1,226,100
Total Parcel		1.470	468,200	7,300	750,600	1,226,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		395.98	/Parcel: 395.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	443,400	6800	1.47	728,800	1,179,000		Year End Roll	12/2/2024
2024	101	FV	437,300	6800	1.47	714,500	1,158,600		Year end	11/9/2023
2023	101	FV	434,300	6800	1.47	658,100	1,099,200	1,099,200	Year end	11/3/2022
2022	101	FV	386,400	9700	1.47	594,900	991,000	991,000	Year End Roll	10/19/2021
2021	101	FV	380,100	9700	1.47	526,500	916,300	916,300	Year End Roll	10/15/2020
2020	101	FV	376,900	9700	1.47	526,500	913,100	913,100	Year End Roll	9/26/2019
2019	101	FV	343,800	9700	1.47	509,900	863,400	863,400	Create Final va	6/4/2019
2018	101	FV	343,800	9700	1.47	509,900	863,400	863,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSITER,W ALLE	53654-253		10/9/2009	FAMILY	99	No	No		
ROSSITER W ALLE	53654-236		10/9/2009	FAMILY	99	No	No		
ROSSITER, SELIN	25508-324		7/25/1995	CONVENIENC		No	No		
JOHN LUMMUS	11977-80		4/19/1971		65,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2011	4654	MANUAL	1,035	C				air sealing & insu
11/10/2009	4327	RENOVATI	9,400	C				new siding on hous
4/18/2008	3923	TEMPORAR		C				tent 6-6 to 6-9
7/2/2002	2529	ADDITION	45,000	C	6/17/2003			sunroom
5/13/2002	2488	RENOVATI	40,000	C	6/17/2003			2 bathrooms & laun

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
9/21/2018	INFO AT DOOR	622	K Cuoco
10/15/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
10/4/2001	M&L COMPLETE	613	
3/7/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	38 4 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:	

