

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BATHE MARK
Owner 2:	
Owner 3:	
Street 1:	146 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2605 Type:

PREVIOUS OWNER

Owner 1:	BRENNINKMEYER TR - GABRIELLE
Owner 2:	-
Street 1:	146 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2605

NARRATIVE DESCRIPTION

This parcel contains 4.884 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1995, having primarily WOOD SHING Exterior and 5555 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 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		
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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.827		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									98,945						98,900	
101	ONE FAM		0.22		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,700						7,700	1/3 interest in RO

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.884	1,743,600		1,065,000	2,808,600
Total Card	4.884	1,743,600		1,065,000	2,808,600
Total Parcel	4.884	1,743,600		1,065,000	2,808,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 505.64		/Parcel: 505.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,604,200	0	4.884	1,118,600	2,722,800		Year End Roll	12/2/2024
2024	101	FV	1,540,900	0	4.884	1,083,400	2,624,300		Year end	11/9/2023
2023	101	FV	1,331,200	0	4.884	931,400	2,262,600	2,262,600	Year end	11/3/2022
2022	101	FV	1,136,500	0	4.884	859,400	1,995,900	1,995,900	Year End Roll	10/19/2021
2021	101	FV	1,080,100	0	4.884	891,400	1,971,500	1,971,500	Year End Roll	10/15/2020
2020	101	FV	1,671,100	0	4.884	1,211,400	2,882,500	2,882,500	Year End Roll	9/26/2019
2019	101	FV	1,656,200	0	4.884	1,248,200	2,904,400	2,904,400	Create Final va	6/4/2019
2018	101	FV	1,656,200	0	4.884	1,248,200	2,904,400	2,904,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNINKMEYER T	75253-191		7/30/2020		1,875,000	No	No		
BRENNINKMEYER G	47778-301		7/10/2006	CONVENIENC		1	Yes	No	
DUPONT EMILE	22201-51		7/10/1992		364,745	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2021	R-21-0252	POOL	167,561	C				Install an ingroun
10/9/2020	R-20-0177	FENCE	8,000	C				Install a new fenc
8/17/2020	R-20-0136	SOLAR PA	25,000	C				Install 36 roof mo
12/10/2015	6303	MANUAL	5,000	C				
10/5/2015	6231	ROOF	36,000	C				Strip & re-roof dw
7/13/1993	284	NEW HOME	550,000	C	8/29/1995			Repair structure -

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2020	INSPECTED	1	H M SCHEID
1/10/2020	ABATE-INSPEC	624	W Coelho
2/22/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	MEAS DENIED	613	
3/13/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
12/9/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	38 8 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:	

PRINT

Date	Time
09/26/25	16:03:26

LAST REV

Date	Time
06/26/25	15:30:10

apro 1237

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