

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEPAGE KENNETH
Owner 2:	PARKER MARIANNA
Owner 3:	
Street 1:	148 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KASPUTYS - MARILYN
Owner 2:	KASPUTYS - JOSEPH E
Street 1:	1230 N OCEAN BLVD
Twn/City:	PALM BEACH
St/Prov:	FL Cntry
Postal:	33480

**NARRATIVE DESCRIPTION**

This parcel contains 5.629 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1995, having primarily WOOD SHING Exterior and 8429 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 5 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
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		3.572		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									125,020						125,000	
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	5.629	2,359,500	11,300	1,091,100	3,461,900	
Total Card		5.629	2,359,500	11,300	1,091,100	3,461,900
Total Parcel		5.629	2,359,500	11,300	1,091,100	3,461,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.73		/Parcel: 410.73		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,845,200	10600	5.629	1,144,700	4,000,500		Year End Roll	12/2/2024
2024	101	FV	2,659,500	10600	5.629	1,105,800	3,775,900		Year end	11/9/2023
2023	101	FV	2,119,700	10600	5.629	953,800	3,084,100	3,084,100	Year end	11/3/2022
2022	101	FV	1,776,800	9700	5.629	881,800	2,668,300	2,668,300	Year End Roll	10/19/2021
2021	101	FV	1,732,900	9700	5.629	913,800	2,656,400	2,656,400	Year End Roll	10/15/2020
2020	101	FV	1,858,500	9700	5.252	1,222,500	3,090,700	3,090,700	Year End Roll	9/26/2019
2019	101	FV	2,026,800	9700	5.252	1,259,300	3,295,800	3,295,800	Create Final va	6/4/2019
2018	101	FV	2,026,800	9700	5.252	1,259,300	3,295,800	3,295,800	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASPUTYS,MARILY	78552-562		8/26/2021		3,150,000	No	No		
KASPUTYS JOSEPH	31623-99		7/20/2000	CONVENIENC		No	No		
KOLOW, RICHARD	27132-100		3/14/1997		1,775,000	No	No		
KANE, PATRICIA	25619-319		8/31/1995	CHD>SALE	675,000	No	No		INC.1/3 RW
DUPONT EMILE	22869-531		1/29/1993	CHD>SALE	557,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2021	R-21-0274	FINISH B	225,000	C	8/1/2023			Finish basement; a
9/18/2008	4047	ROOF		C				strip & re-roof
9/29/1995	825-95	RENOVATI	500,000	C	7/16/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	
6/12/1996	MEAS+INSPCTD	600	
3/13/1996	MEAS+INSPCTD	606	
7/7/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
12/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	38 8 2
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:	

