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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,360,000 / 1,360,000
USE VALUE: 1,360,000 / 1,360,000
ASSESSed: 1,360,000 / 1,360,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 158, SANDY POND RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: SPEERT REBECCA, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal, Type. Row 1: KASPUTYS - JOSEPH, LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains 1.863 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1949, having primarily CLAPBOARD Exterior and 2694 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Rows: 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)

Table with columns: 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. Rows: 101 ONE FAM 80000 SQUARE FE PRIME SITE 0 11.98 1.00 R4 958,400, 101 ONE FAM 0.026 ACRES EXCESS ACRE 0 35,000. 1.00 R4 910

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Rows: 101 1.863 387,100 13,600 959,300 1,360,000. Total Card 1.863 387,100 13,600 959,300 1,360,000. Total Parcel 1.863 387,100 13,600 959,300 1,360,000. Source: Market Adj Cost Total Value per SQ unit /Card: 504.83 /Parcel: 504.83

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025 101 FV 365,700 12700 1.863 776,100 1,154,500 Year End Roll 12/2/2024, 2024 101 FV 365,700 12700 1.863 760,800 1,139,200 Year end 11/9/2023, 2023 101 FV 340,400 12700 1.863 700,800 1,053,900 Year end 11/3/2022, 2022 101 FV 320,500 13700 1.863 633,600 967,800 Year End Roll 10/19/2021, 2021 101 FV 216,800 13700 1.863 560,800 791,300 Year End Roll 10/15/2020, 2020 101 FV 205,800 13700 2.3 573,900 793,400 Year End Roll 9/26/2019, 2019 101 FV 199,600 13700 2.3 556,300 769,600 Create Final va 6/4/2019, 2018 101 FV 199,600 13700 2.3 556,300 769,600 Year End Roll 9/28/2017

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows: KASPUTYS,JOSEPH 74729-151 5/22/2020 1,078,000 No No, ECONOMIC VENTUR 74584-485 4/30/2020 CONVENIENC 1 No No, Mahan Tr,Anasta 60695-144 12/10/2012 765,000 No No, RUSSELL P. MAHA 20697-260 8/6/1990 FAMILY No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows: 7/29/2020 R-20-0123 MANUAL 9,800 C Weatherization and, 11/15/2019 R-19-0200 GARAGE 9,350 C Repair garage, 10/10/2019 R-19-0169 KITCHEN 43,630 C 1/9/2020 Remove non-bearing, 7/7/2016 6495 21,130 C Strip & re-roof dw

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Rows: 6/16/2020 QUESTIONNAIR 624 W Coelho, 1/5/2017 MEAS/EXT INS 4 JG, 7/31/2008 MEAS/EXT INS 25 D ERSKINE, 9/29/2001 M&L COMPLETE 613, 5/7/1996 MEAS+INSPCTD 606, 3/7/1996 MEAS/EXT INS 606

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.86255 Total SF/SM: 81133 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 959,310 Spl Credit Total: 959,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 38 9 0

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PRINT Date Time 09/26/25 16:04:02

LAST REV Date Time 06/26/25 15:39:30

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