

APPRaised: 4,835,700 / 4,835,700
USE VALUE: 4,835,700 / 4,835,700
ASSESSed: 4,835,700 / 4,835,700



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HIGGINS PETER I
Owner 2:	HIGGINS BONNIE H
Owner 3:	
Street 1:	55 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HESSLER JOHN C -
Owner 2:	-
Street 1:	55 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2600

NARRATIVE DESCRIPTION

This parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1927, having primarily CLAPBOARD Exterior and 7983 Square Feet, with 2 Units, 6 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 7 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	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		1.363		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									61,335						61,300	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	45,000.	0.20	R7									9,000						9,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.200	3,490,600	6,000	1,339,100	4,835,700
Total Card 4.200 3,490,600 6,000 1,339,100 4,835,700					
Total Parcel 4.200 3,490,600 6,000 1,339,100 4,835,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 605.73		/Parcel: 605.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	3,309,000	7900	4.2	1,262,700	4,579,600		Year End Roll	12/2/2024
2024	101	FV	3,214,800	7900	4.2	1,230,900	4,453,600		Year end	11/9/2023
2023	101	FV	3,214,800	7900	4.2	1,186,900	4,409,600	4,409,600	Year end	11/3/2022
2022	101	FV	3,009,600	11800	4.2	1,122,100	4,143,500	4,143,500	Year End Roll	10/19/2021
2021	101	FV	3,060,500	11800	4.2	1,166,900	4,239,200	4,239,200	Year End Roll	10/15/2020
2020	101	FV	3,128,700	11800	4.2	1,166,900	4,307,400	4,307,400	Year End Roll	9/26/2019
2019	101	FV	3,072,800	11800	4.2	1,203,700	4,288,300	4,288,300	Create Final va	6/4/2019
2018	101	FV	3,072,800	11800	4.2	1,203,700	4,288,300	4,288,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HESSLER JOHN C	48992-330		2/15/2007		6,000,000	No	No		
KANEB PATRICIA	45383-351		6/14/2005		5,600,000	No	No		
GEER, CHARLES L	25641-312		9/8/1995	CHD>SALE	1,655,000	No	No		
JAMES K. PETERS	14682-47		7/30/1982		448,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2024	R-24-0150	BATH	20,000	C				Resurface 2nd floo
10/6/2022	R-22-0239	BATH	20,000	C				Re-surface existin
4/15/2012	5012	RENOVATI	150,000	C	6/12/2013			amend permit 4960
2/9/2012	4975	MANUAL	10,000	C	6/12/2013			Replace 3 complete
1/5/2012	4960	RENOVATI	382,000	C	6/12/2013			reno to carriage h
9/27/2011	4868	RENOVATI	20,000	C	6/8/2012			removal of drywall
5/16/2003	2695	RENO-GAR	25,000	C	5/15/2004			conv garage into p
11/6/1997	1297	POOL	15,000	C	2/20/1999			6/25/98 50%
9/15/1997	1272	RENO-ADD	30,000	C	3/17/1998			front entry 03/17/
5/24/1996	956-96	RENO-ADD	180,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
6/12/2013	PERMIT VISIT	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
1/11/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	
5/15/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
9/22/2001	M&L EXTERIOR	613	
2/20/1999	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

