Total Card / Total Parcel
APPRAISED: 11,503,700 / 27,239,600
USE VALUE: 11,503,700 / 27,239,600
ASSESSED: 11,503,700 / 27,239,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DECORDOVA MUSEUM
Owner 2:	
Owner 3:	
Street 1:	51 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN

St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01773		Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	

St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 20. ACRES of land mainly classified as with a GOVT BLDG Building built about 1987, having primarily BRICK Exterior and 11042 Square Feet, with 0 Unit, 6 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.000	11,484,700	19,000		11,503,700
Total Card	0.000	11,484,700	19,000		11,503,700
Total Parcel	20.000	24,591,500	269,500	2,378,600	27,239,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 1,041.81 | /Parcel: 683.38

PREVIOUS ASSESSMENT

Parcel ID 135 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 1295

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Legend / Right Panel

Legal Description	
User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	
Land Unit Type:	

!1295!

PRINT
Date	Time
09/26/25	16:08:59

LAST REV
Date	Time
03/19/15	10:34:43
meadorse	

USER DEFINED

Prior Id # 1:	44 2 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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		0		SQUARE FE	PRIME SITE		0	0.	0.00	R6																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	094	Prime NB Desc	RES CAT 6	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Field	Value
Type:	50 - GOVT BLDG
Sty Ht:	2 - 2
(Liv) Units:	0	Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

BATH FEATURES

Field	Value	Rating
Full Bath	6	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	3	Rating: AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:		Rating:
A Kits:		Rating:
Frpl:	2	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

COMMENTS

SCHOOL ADMIN BLDG.

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | # Units | | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths: 6		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

8

GENERAL INFORMATION

Field	Value
Grade:	AA - SUPERB
Year Blt:	1987	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	2 - GRAVTY H/A
# Heat Sys:	1
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 100

DEPRECIATION

Field	Value	%
Phys Cond:	EX - Excellent	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	10	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	342.00
Size Adj.:	0.87245065
Const Adj.:	1.10165918
Adj $ / SQ:	328.711
Other Features:	61882
Grade Factor:	3.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	12760812
Depreciation:	1276081
Depreciated Total:	11484731

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Field	Value	Field	Value
Juris. Factor:		Before Depr:	986.13
Special Features:	0	Val/Su Net:	642.25
Final Total:	11484700	Val/Su SzAd	1,040.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	7,500	328.710	2,465,332
BMT	BASEMENT	6,840	82.180	562,096
SFL	2ND FLOOR	3,542	328.710	1,164,294
	Net Sketched Area:	17,882	Total:	4,191,722
Size Ad	11042	Gross Area	17882 FinArea	11042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |

PARCEL ID | 135 2 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
66	CANOPY	D	Y	1	22X36	G	AV	1970	29.43	T	70	903			7,000			7,000
66	CANOPY	D	Y	1	15X34	G	AV	1970	29.42	T	70	903			4,500			4,500
2	SHED/FR	D	Y	1	22X36	A	AV	1987	16.05	T	70	903			3,800			3,800
23	BATH HSE	D	Y	1	8X10	A	AV	1960	107.00	T	60	903			3,400			3,400
2	SHED/FR	D	Y	1	7X8	A	AV	1970	16.05	T	70	903			300			300

| More: N | | Total Yard Items: | 19,000 | Total Special Featues: | | Total: | 19,000 |