Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	401,600 /	401,600
USE VALUE:	401,600 /	401,600
ASSESSED:	401,600 /	401,600

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	5.770			401,600	401,600
Total Card	5.770			401,600	401,600
Total Parcel	5.770			401,600	401,600

Source: Market Adj Cost   Total Value per SQ unit /Card: N/A   /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref

GIS Ref

Insp Date

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:	Y
Postal:	01773		Type:	

PREVIOUS ASSESSMENT

Parcel ID 135 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	5.77	353,700	353,700		Year End Roll	12/2/2024
2024	903	FV		0	5.77	318,000	318,000		Year end	11/9/2023
2023	903	FV		0	5.77	314,000	314,000	314,000	Year end	11/3/2022
2022	903	FV		0	5.77	302,300	302,300	302,300	Year End Roll	10/19/2021
2021	903	FV		0	5.77	310,000	310,000	310,000	Year End Roll	10/15/2020
2020	903	FV		0	5.77	302,000	302,000	302,000	Year End Roll	9/26/2019
2019	903	FV		0	5.77	297,000	297,000	297,000	Create Final va	6/4/2019
2018	903	FV		0	5.77	297,000	297,000	297,000	Year End Roll	9/28/2017

!1296!

USER DEFINED

Prior Id # 1:	44 3 0
Prior Id # 2:	
Prior Id # 3:	

PRINT

Date	Time
09/26/25	16:09:45

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

LAST REV

Date	Time
06/12/10	11:45:39

meadorse

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry	
Postal:	

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.**   1296

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10647-389		9/25/1964			No	No	C-1	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This Parcel contains 5.77 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

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

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

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		80000		SQUARE FE	UNDEV	0.2	0	14.04	0.20	R6									224,640						224,600	Access
903	MUNICPL		3.933		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									176,985						177,000	

Total AC/HA:	5.76955	Total SF/SM:	251322	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 6	Total:	401,625	Spl Credit		Total:	401,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

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

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

BATH FEATURES

Feature	Rating
Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Feature	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

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:			HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:	AvRate:	Ind.Val	0.00000	
Juris. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd		

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:
Size Ad | Gross Area | FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

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

PARCEL ID: 135 3 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

More: N | Total Yard Items: | Total Special Featues: | Total: