

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 4,843,800 / 6,085,700
 USE VALUE: 4,843,800 / 6,085,700
 ASSESSED: 4,843,800 / 6,085,700



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ORY ANDREW D
Owner 2:	FITZGERALD KATHLEEN -
Street 1:	PO BOX 6358
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2006 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD MICHAEL -
Owner 2:	FITZGERALD KATHLEEN -
Street 1:	15 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2006

NARRATIVE DESCRIPTION

This parcel contains 8.17 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1780, having primarily CLAPBOARD Exterior and 9370 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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		6.083		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									273,735						273,700	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	45,000.	0.20	R7									2,250						2,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.170	3,299,000		1,544,800	4,843,800
Total Card	8.170	3,299,000		1,544,800	4,843,800
Total Parcel	8.170	4,540,900		1,544,800	6,085,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 516.95		/Parcel: 441.83	

Legal Description	User Acct
997	0
	GIS Ref
	GIS Ref
	Insp Date
	01/08/25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	4,174,000	0	8.17	1,422,700	5,596,700		Year End Roll	12/2/2024
2024	101	FV	4,042,900	0	8.17	1,368,000	5,410,900		Year end	11/9/2023
2023	101	FV	3,581,000	0	8.17	1,324,000	4,905,000	4,905,000	Year end	11/3/2022
2022	101	FV	3,315,000	0	8.17	1,259,200	4,574,200	4,574,200	Year End Roll	10/19/2021
2021	101	FV	3,430,100	0	8.17	1,304,000	4,734,100	4,734,100	Year End Roll	10/15/2020
2020	101	FV	3,512,500	0	8.17	1,304,000	4,816,500	4,816,500	Year End Roll	9/26/2019
2019	101	FV	3,465,400	0	8.17	1,340,800	4,806,200	4,806,200	Create Final va	6/4/2019
2018	101	FV	3,465,400	0	8.17	1,340,800	4,806,200	4,806,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD MICH	30819-461		10/21/1999		3,000,000	No	No		
SUMNER SMITH	16554-292		11/5/1985		950,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2022	R-22-0258	RENO-ADD	250,000	C				Construct a new un
10/30/2013	5588	MANUAL	3,000	C				sheet metal work f
3/7/2013	5337	RENO-BAR	1,000,000	C	10/28/2014			remodel barn struc
11/14/2012	5230	RENO-BAR	50,000	C				cupola on barn
10/18/2012	5201	RENOVATI	375,000	C	10/28/2014			install exterior i
4/20/2012	5022	RENO-BAR	81,175	C	10/28/2014			construct 2nd fl i
8/25/2011	4834	RENO-BAR	87,550	C	6/8/2012			interior reno to e
11/30/2010	4617	RENO-BAR	25,000	C				strip & re-roof ba
9/21/2000	2088	ADDITION	550,000	C	5/25/2002			5/25/01 40% 3/30/0

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
5/7/2014	MEAS+INSPECTD	25	D ERSKINE
6/12/2013	PERMIT VISIT	25	D ERSKINE
6/8/2012	MEAS/EXT INS	25	D ERSKINE
9/10/2009	MEAS+INSPECTD	25	D ERSKINE
5/25/2002	MEAS/EXT INS	613	
3/30/2002	MEAS/EXT INS	615	
9/22/2001	M&L EXTERIOR	613	
5/25/2001	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

