

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RIZZO JR WILLIAM J
Owner 2:	RIZZO JANE L
Owner 3:	
Street 1:	38 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2005 Type:

PREVIOUS OWNER

Owner 1:	RIZZO JR - WILLIAM J
Owner 2:	RIZZO - JANE L
Street 1:	38 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2005

NARRATIVE DESCRIPTION

This parcel contains 2.017 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1820, having primarily CLAPBOARD Exterior and 1933 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,260						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.017	565,400	1,200	1,043,700	1,610,300
Total Card 2.017 565,400 1,200 1,043,700 1,610,300					
Total Parcel 2.017 565,400 1,200 1,043,700 1,610,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 832.97		/Parcel: 832.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	532,900	1100	2.017	1,013,300	1,547,300		Year End Roll	12/2/2024
2024	101	FV	523,300	1100	2.017	993,100	1,517,500		Year end	11/9/2023
2023	101	FV	440,000	1100	2.017	841,100	1,282,200	1,282,200	Year end	11/3/2022
2022	101	FV	381,400	1200	2.017	769,100	1,151,700	1,151,700	Year End Roll	10/19/2021
2021	101	FV	397,600	1200	2.017	801,100	1,199,900	1,199,900	Year End Roll	10/15/2020
2020	101	FV	404,000	1200	2.017	801,100	1,206,300	1,206,300	Year End Roll	9/26/2019
2019	101	FV	377,100	1200	2.017	797,900	1,176,200	1,176,200	Create Final va	6/4/2019
2018	101	FV	377,100	1200	2.017	797,900	1,176,200	1,176,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIZZO JR,WILLIA	58063-5		12/12/2011	FAMILY		1	No	No	
RIZZO JR,WILLIA	58063-3		12/12/2011	FAMILY		1	No	No	
RIZZO JR,WILLIA	58062-599		12/12/2011	FAMILY		1	No	No	
RIZZO WILLIAM J	58062-597		12/12/2011	FAMILY		1	No	No	
RIZZO JANE L &	47237-176		5/2/2005	FAMILY		1	No	No	ownership in 2 trusts see notes
RIZZO JANE L,	47237-172		5/2/2005	FAMILY		1	No	No	ownership in 2 trusts see notes
RIZZO JANE L,	47237-170		5/2/2005	FAMILY		1	No	No	
WILLIAM/JANE RI	19026-68		5/3/1988	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2022	R-22-0136	MANUAL	7,900	C	8/17/2022			Replace existing b
6/24/2008	3978	TEMPORAR		C				tent
7/26/2007	3734	TEMPORAR		C				30x60 tent 7/27 to
7/11/2006	3474	TEMPORAR		C				tent 7/28-7/30

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	613	
3/6/1996	MEAS/EXT INS	606	
3/6/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	54 11 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:	

!1489!

PRINT
 Date Time
 09/26/25 16:31:59

LAST REV
 Date Time
 02/09/23 09:45:13

blakeley
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