Map	Lot	Sublot	Building	Unit	CARD
143	16	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,124,900	/	2,124,900
USE VALUE:	2,124,900	/	2,124,900
ASSESSED:	2,124,900	/	2,124,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	VOLPE A GEORGE
Owner 2:	STEWART JANE E
Owner 3:	
Street 1:	52 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

PREVIOUS OWNER

Owner 1:	SACKNOFF ERIC J -
Owner 2:	SACKNOFF KATHLEEN S -
Street 1:	52 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2601

NARRATIVE DESCRIPTION

This parcel contains 4. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1920, having primarily WOOD SHING Exterior and 5338 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.000	1,011,400	10,700	1,102,800	2,124,900
Total Card	4.000	1,011,400	10,700	1,102,800	2,124,900
Total Parcel	4.000	1,011,400	10,700	1,102,800	2,124,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.11 | /Parcel: 398.11

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 01/08/25

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143 16 0

!1490!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	954,300	10000	4.	1,072,400	2,036,700		Year End Roll	12/2/2024
2024	101	FV	914,000	10000	4.	1,043,700	1,967,700		Year end	11/9/2023
2023	101	FV	907,500	10000	4.	891,700	1,809,200	1,809,200	Year end	11/3/2022
2022	101	FV	804,200	11700	4.	819,700	1,635,600	1,635,600	Year End Roll	10/19/2021
2021	101	FV	773,800	11700	4.	851,700	1,637,200	1,637,200	Year End Roll	10/15/2020
2020	101	FV	767,000	11700	4.	851,700	1,630,400	1,630,400	Year End Roll	9/26/2019
2019	101	FV	747,200	11700	4.	848,500	1,607,400	1,607,400	Create Final va	6/4/2019
2018	101	FV	747,200	11700	4.	848,500	1,607,400	1,607,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:32:08

LAST REV

Date	Time
01/10/25	09:39:44

apro

USER DEFINED

Prior Id # 1:	54 12 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SACKNOFF ERIC J	46669-40		12/15/2005		1,890,000	No	No		
JUDITH EMMONS	17147-156		6/27/1986		740,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2023	SH-23-0023	SHEET MT	26,844	C				Install 8 zone duc
10/12/2023	R-23-0246	KITCHEN	43,000	C				Kitchen reno, new
10/4/2013	5570	WDK	19,000	C	5/6/2014			amend permit to co
9/25/2013	5562	MANUAL	14,000	C				Construct stairs w
9/20/2012	5168	SHED	5,000	C				make repairs to an
10/25/2007	3802	RENOVATI	125,940	C	6/19/2008			reno 2nd fl bed &
4/4/1994	440	MANUAL	15,000	C	8/31/1995			RESHING

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
5/7/2014	MEAS/EXT INS	25	D ERSKINE
6/16/2008	CERT OF OCC	10	MARK R
6/12/2008	MEAS+INSPCTD	100	
9/22/2001	M&L COMPLETE	613	
3/14/1996	MEAS/EXT INS	606	
8/31/1995	PERMIT VISIT	606	

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.613		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									56,455						56,500	
101	ONE FAM		0.55		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									3,850						3,900	Wetland

Total AC/HA:	3.99955	Total SF/SM:	174220	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,102,705	Spl Credit		Total:	1,102,800

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

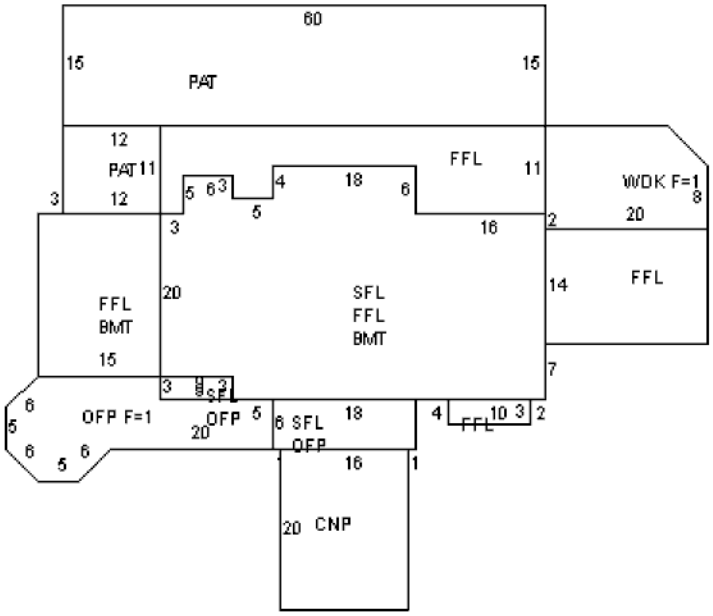
OLD STYLE/VICTORIAN MIX SARAH E HUNT HSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	
Totals			
1	14	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	10	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.88114750
Const Adj.:	1.00782001
Adj $ / SQ:	114.557
Other Features:	65000
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1225938
Depreciation:	214539
Depreciated Total:	1011399

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1298100.000

Juris. Factor:		Before Depr:	200.47
Special Features:	0	Val/Su Net:	124.59
Final Total:	1011400	Val/Su SzAd	221.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,215	114.560	253,744
BMT	BASEMENT	1,525	50.120	76,431
SFL	2ND FLOOR	1,360	114.560	155,797
PAT	PATIO	1,032	14.980	15,459
TFL	3RD FLOOR	1,000	114.560	114,557
OFP	OPEN PORCH	418	16.050	6,709
CNP	CANOPY	320	23.540	7,533
WDK	WOOD DECK	248	21.400	5,306
	Net Sketched Area:	8,118	Total:	635,536
Size Ad	4575	Gross Area	8118	FinArea	5338

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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
3	GARAGE	D	Y	1	240	A	AV	1920	38.52	T	60	101			3,700			3,700
2	SHED/FR	D	Y	1	240	A	FR	1920	16.05	T	75	101			1,000			1,000
3	GARAGE	D	Y	1	216	A	AV	1920	38.52	T	60	101			3,300			3,300
27	TENNIS C	D	Y	1	100x55	P	PR	1980	3.28	T	85	101			2,700			2,700

More:	N	Total Yard Items:	10,700	Total Special Featues:		Total:	10,700

PARCEL ID

143 16 0

IMAGE

AssessPro Patriot Properties, Inc