

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GNAZZO ANDREW
Owner 2:	GNAZZO TRINTJE A
Owner 3:	
Street 1:	56 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

PREVIOUS OWNER

Owner 1:	McKay - William
Owner 2:	McKay - Mary L
Street 1:	56 Sandy Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2601

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1830, having primarily CLAPBOARD Exterior and 5328 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bd rms.

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		78407.6		SQUARE FE	PRIME SITE		0	13.03	1.01	R5									1,036,179						1,036,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	2,272,400		1,036,200	3,308,600
Total Card		1.800	2,272,400	1,036,200	3,308,600
Total Parcel		1.800	2,272,400	1,036,200	3,308,600
Source:		Market Adj Cost		Total Value per SQ unit /Card:	620.98
				/Parcel:	620.98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,942,700	0	1.8	1,006,000	2,948,700		Year End Roll	12/2/2024
2024	101	FV	1,831,900	0	1.8	986,100	2,818,000		Year end	11/9/2023
2023	101	FV	1,544,400	0	1.8	835,000	2,379,400	2,379,400	Year end	11/3/2022
2022	101	FV	1,433,800	0	1.8	763,400	2,197,200	2,197,200	Year End Roll	10/19/2021
2021	101	FV	1,493,600	0	1.8	795,200	2,288,800	2,288,800	Year End Roll	10/15/2020
2020	101	FV	1,675,600	0	1.8	795,200	2,470,800	2,470,800	Year End Roll	9/26/2019
2019	101	FV	1,728,600	0	1.8	792,000	2,520,600	2,520,600	Create Final va	6/4/2019
2018	101	FV	1,728,600	0	1.8	792,000	2,520,600	2,520,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
McKay,William	1420-107		7/31/2012	CHD>SALE	1,990,000	No	No		death cert 1252 pg 35 cert#224385
LARSON SUSAN FO	1252-35		5/14/2002		2,420,000	No	No		
BRAASCH JOHN W,	1216-141		12/10/1999	CHD>SALE	1,125,000	No	No		
BRAASCH JOHN/NA	1086-8		9/19/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2013	5515	MANUAL	6,000	C				sheet metal work f
6/10/2013	5442	MANUAL	20,000	C	5/15/2014			construct a firepl
3/19/2013	5345	MANUAL	8,000	C				sheet metal work f
2/12/2013	5322	RENO-BAR	300,000	C	5/15/2014			additional work to
1/7/2013	5291	RENOVATI	295,000	C	5/15/2014			create bedroom, bt
12/20/2012	5285	RENO-BAR	50,000	C	5/15/2014			upgrade barn floor
11/15/2012	5237	RENOVATI	15,800	C	5/15/2014			interior demo only
7/29/2010	4537	RENOVATI	7,500	C				remove 2 rotted ba
12/14/2009	4353	ROOF		C				strip & re-roof dw
6/2/2004	2936	MANUAL	5,000	C	5/13/2005			repair sill on fro

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	EXTRIOR ONLY	6	JN
5/15/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	
6/19/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
6/12/2001	MEAS+INSPCTD	615	
6/19/2000	MEAS+INSPCTD	611	
5/21/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	54 13 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:	

