

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLANCHFIELD TR PAUL M
Owner 2:	BLANCHFIELD TR REBECCA S
Owner 3:	61 SANDY POND ROAD REALTY TRST
Street 1:	61 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLANCHFIELD - PAUL M
Owner 2:	BLANCHFIELD - REBECCA S
Street 1:	61 SANDY POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1880, having primarily CLAPBOARD Exterior and 4567 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		0.16343		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									7,354						7,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.000	1,324,000	2,000	1,130,600	2,456,600	
Total Card		2.000	1,324,000	2,000	1,130,600	2,456,600
Total Parcel		2.000	1,324,000	2,000	1,130,600	2,456,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 537.93		/Parcel: 537.93		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,280,100	1900	2.	1,085,700	2,367,700		Year End Roll	12/2/2024
2024	101	FV	1,227,100	1900	2.	1,004,900	2,233,900		Year end	11/9/2023
2023	101	FV	1,038,000	1900	2.	984,900	2,024,800	2,024,800	Year end	11/3/2022
2022	101	FV	905,300	2300	2.	926,500	1,834,100	1,834,100	Year End Roll	10/19/2021
2021	101	FV	989,000	2300	2.	964,900	1,956,200	1,956,200	Year End Roll	10/15/2020
2020	101	FV	1,052,200	2300	2.	924,900	1,979,400	1,979,400	Year End Roll	9/26/2019
2019	101	FV	1,051,400	2300	2.	900,100	1,953,800	1,953,800	Create Final va	6/4/2019
2018	101	FV	1,051,400	2300	2.	900,100	1,953,800	1,953,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLANCHFIELD,PAU	82287-329		12/7/2023	CONVENIENC		1	No	No	
BLANCHFIELD TR,	744420-209		4/6/2020	CONVENIENC		1	No	No	
BLANCHFIELD,PAU	72898-220		7/9/2019	FAMILY		1	No	No	
OSUR,STACY G	68530-509		12/5/2016		1,950,000	No	No		
GILBERT KEITH M	41746-525		1/7/2004	CONVENIENC		1	No	No	
ENGLAND, DANIEL	25735-418		10/16/1995		1,000,000	No	No		
K. KUHNS-DIMANE	21061-81		3/25/1991		785,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2025	P-25-0017	KITCHEN	15,000					
2/11/2025	SH-25-0002	MECHANIC	18,000					install heat pumps
12/18/2024	E-24-2024	MECHANIC	42,000	C				
7/30/2024	R-24-0140	RENO-ADD	645,000	O				Remodel kitchen, d
6/16/2020	R-20-0094	SOLAR PA	38,939	C	8/10/2020			Install 30 roof mo
9/26/2019	R-19-0154	ROOF	79,200	C				Layover existing s
6/5/2018	7096	WINDOWS	32,000	C				Install 19 new Mar
1/30/2017	6666	RENOVATI	13,000	C				Remodel an existin
9/16/2013	5547	MANUAL	20,000	C				repair chimney & f
5/1/2013	5391	MANUAL	350	C				sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
5/29/2015	PERMIT VISIT	619	DH
6/18/2013	MEAS/EXT INS	25	D ERSKINE
10/30/2008	MEAS+INSPCTD	100	
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	
5/29/1999	MEAS/EXT INS	602	
6/3/1997	MEAS/EXT INS	602	
3/6/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



