

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLMANN MARGARET M		
Owner 2:			
Owner 3:			
Street 1:	45 SANDY POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2600		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1854, having primarily CLAPBOARD Exterior and 5045 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		0.713		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									24,955						25,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.550	1,107,700	500	1,067,400	2,175,600
Total Card 2.550 1,107,700 500 1,067,400 2,175,600					
Total Parcel 2.550 1,107,700 500 1,067,400 2,175,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 431.24		/Parcel: 431.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,044,600	400	2.55	1,037,000	2,082,000		Year End Roll	12/2/2024
2024	101	FV	1,026,400	400	2.55	1,013,400	2,040,200		Year end	11/9/2023
2023	101	FV	868,300	400	2.55	861,400	1,730,100	1,730,100	Year end	11/3/2022
2022	101	FV	757,400	600	2.55	789,400	1,547,400	1,547,400	Year End Roll	10/19/2021
2021	101	FV	788,000	600	2.55	821,400	1,610,000	1,610,000	Year End Roll	10/15/2020
2020	101	FV	800,200	600	2.55	821,400	1,622,200	1,622,200	Year End Roll	9/26/2019
2019	101	FV	747,600	600	2.55	818,200	1,566,400	1,566,400	Create Final va	6/4/2019
2018	101	FV	747,600	400	2.55	818,200	1,566,200	1,566,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10659-279		10/19/1964		25,000	No	No		

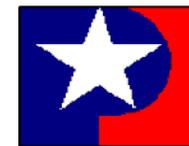
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2012	5240	ROOF	15,000	C				strip & re-roof ga
7/5/2001	2293	MANUAL	150,000	C	5/25/2002			garage, remodel be

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
9/22/2001	M&L COMPLETE	613	
3/6/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	54 4 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:	

!1497!

PRINT

Date	Time
09/26/25	16:32:56

LAST REV

Date	Time
10/18/21	11:37:45

blakeley  
1497

