

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HADLOCK CHARLES R
Owner 2:	HADLOCK JOANNE T
Owner 3:	
Street 1:	223 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1802 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.31 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.473		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									14,190						14,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	261,500	12,300	2.310	505,400	779,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 191.08						/Parcel: 191.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	261,500	12300	2.31	505,400	779,200	779,200	Year End Roll	9/28/2017
2017	101	FV	274,500	11300	2.31	491,000	776,800	776,800	Year End Roll	9/29/2016
2016	101	FV	274,500	11300	2.31	491,000	776,800	776,800	Year End Roll	1/14/2016
2015	101	FV	262,400	11300	2.31	418,200	691,900	691,900	Year End	10/2/2014
2014	101	FV	259,400	11300	2.31	550,200	820,900	820,900	Year End Roll	1/23/2014
2013	101	FV	253,400	11300	2.31	534,200	798,900	798,900	Year End Roll	10/25/2012
2012	101	FV	253,400	11300	2.31	554,200	818,900	818,900	Year End	1/26/2012
2011	101	FV	259,400	11300	2.31	572,600	843,300	843,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NESTO, BRUNO	13269-231		8/24/1977		88500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	M COLE
3/14/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

