



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: PRANGE JONATHAN
 Owner 2: SHERLOCK SARAH P
 Owner 3:
 Street 1: 225 SANDY POND RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1802 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	234,600		2.530	512,000	746,600
Total Card		234,600	2.530	512,000	746,600
Total Parcel		234,600	2.530	512,000	746,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 337.83		/Parcel: 337.83	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/21/13

PREVIOUS OWNER

Owner 1: HALPERN - BETSEY
 Owner 2: -
 Street 1: 225 SANDY POND RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1802 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	234,600	0	2.53	512,000	746,600	746,600	Year End Roll	9/28/2017
2017	101	FV	228,700	0	2.53	497,600	726,300	726,300	Year End Roll	9/29/2016
2016	101	FV	224,700	0	2.53	497,600	722,300	722,300	Year End Roll	1/14/2016
2015	101	FV	222,800	0	2.53	424,800	647,600	647,600	Year End	10/2/2014
2014	101	FV	209,000	0	2.53	556,800	765,800	765,800	Year End Roll	1/23/2014
2013	101	FV	259,800	0	2.53	540,800	800,600	800,600	Year End Roll	10/25/2012
2012	101	FV	264,600	0	2.53	560,800	825,400	825,400	Year End	1/26/2012
2011	101	FV	269,300	0	2.53	579,200	848,500	848,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HALPERN, BETSEY	61530-234		4/2/2013		641000	No	No	
CARLSON, CHRIST	15684-3		7/16/1984		259650	No	No	

NARRATIVE DESCRIPTION

This Parcel contains 2.53 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/1996	1036-96	MANUAL	22,000	C	6/3/1997			REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2013	MEAS+INSPCTD	618	G BOURGAULT
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	M COLE
6/3/1997	MEAS/EXT INS	602	D TUCKER
3/14/1996	MEAS+INSPCTD	606	J SMITH

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		0.693		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									20,790						20,800	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.52955	Total SF/SM: 110187.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	511,990	Spl Credit	Total:	512,000
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EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	2 - GRAVTY H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

More: N Total Yard Items: Total Special Features: Total:

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.08936656
Const Adj.:	0.99959999
Adj \$ / SQ:	95.826
Other Features:	43500
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	340009
Depreciation:	105403
Depreciated Total:	234606

COMMENTS

Nicholas died 2/26/96.

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	RM	8	BR	4	Baths	2	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 862468.3593

Juris. Factor: Val/Su Fin: 106.15

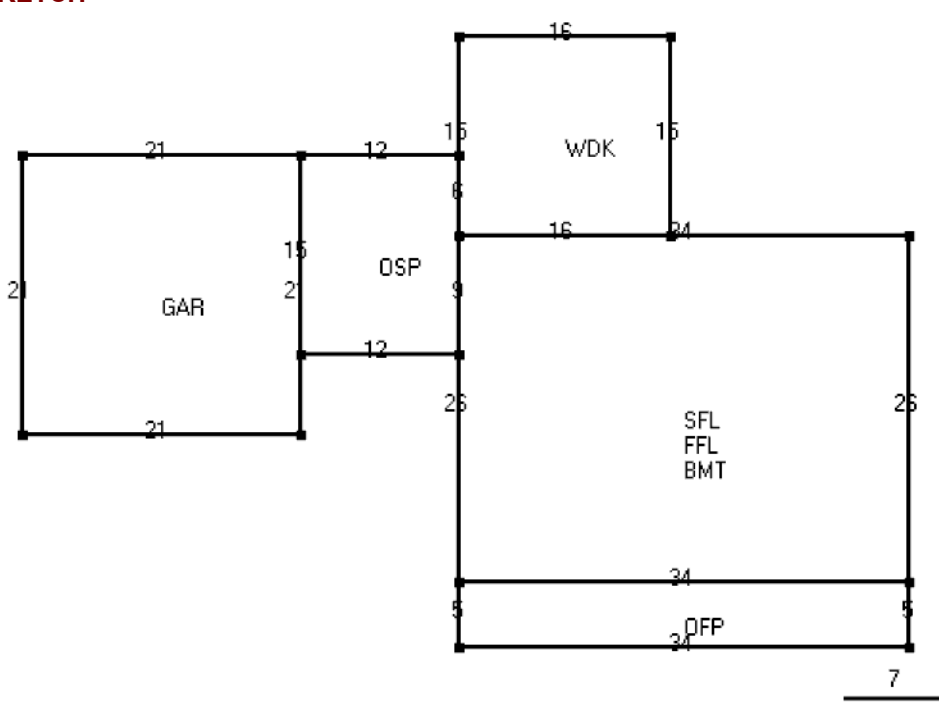
Special Features: 0 Val/Su Net: 63.70

Final Total: 234600 Val/Su SzAd: 132.69

PARCEL ID

111 1 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	884	35.930	31,766	
FFL	1ST FLOOR	884	95.830	84,710	
SFL	2ND FLOOR	884	95.830	84,710	
GAR	GARAGE	441	36.000	15,876	
WDK	WOOD DECK	240	20.190	4,845	
OSP	SCRN PORCH	180	22.500	4,050	
OFF	OPEN PORCH	170	15.000	2,550	
Net Sketched Area:		3,683	Total:	228,507	
Size Ad	1768	Gross Area	3683	FinArea	2210

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

