



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WATSON CHRISTOPHER T
Owner 2:	LIM WATSON MICHELLE
Owner 3:	
Street 1:	164 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ZEE MOLLY B TR -
Owner 2:	PRUDENCE ZEE LIM -
Street 1:	90 HAMILTON ST 2ND FLOOR
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02139 4525

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2011, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:						
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		69696		SQUARE FE	PRIME SITE		0	6.78	1.103	R3									521,442						521,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	567,600		1.600	521,400	1,089,000		0
							GIS Ref
							GIS Ref
Total Card	567,600		1.600	521,400	1,089,000	Entered Lot Size	
Total Parcel	567,600		1.600	521,400	1,089,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		283.19	/Parcel:	283.19	Insp Date
						Land Unit Type:	06/12/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	567,600	0	1.6	521,400	1,089,000	1,089,000	Year End Roll	9/28/2017
2017	101	FV	557,800	0	1.6	492,200	1,050,000	1,050,000	Year End Roll	9/29/2016
2016	101	FV	544,800	0	1.6	477,600	1,022,400	1,022,400	Year End Roll	1/14/2016
2015	101	FV	530,200	0	1.6	442,200	972,400	972,400	Year End	10/2/2014
2014	101	FV	475,200	0	1.6	396,100	871,300	871,300	Year End Roll	1/23/2014
2013	101	FV	438,400	0	1.6	384,500	822,900	822,900	Year End Roll	10/25/2012
2012	101	FV	108,300	0	1.6	423,000	531,300	531,300	Year End	1/26/2012
2011	101	FV	112,000	0	1.6	429,900	541,900	541,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZEE MOLLY B TR,	46689-248		12/20/2005	FAMILY	345000	No	No			
RUSSELL MAHAN	17809-393		1/27/1987		246000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/4/2013	5357	RENOVATI	500	C	5/7/2014			amend permit to co
3/19/2013	5346	RENOVATI	70,000	C	6/12/2013			fin bmt, bath, lau
4/11/2012	5015	MANUAL		C				modify existin gpe
11/10/2012	4965	MANUAL	15,000	C				duck work for hydr
8/25/2011	4833	NEW HOME	630,000	C	10/19/2012			Perm cert of occ
6/21/2011	4767	DEMOLITI		C				demo dwelling & co
6/3/2010	4475	TEMPORAR		C				tent 6/5 to 6/5
11/22/2005	3323	W/S FLUE		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/12/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	MEAS+INSPCTD	25	D ERSKINE
1/7/2010	MEAS+INSPCTD	100	B MORGAN
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	ENTRY DENIED	613	M COLE
3/13/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

