136	3	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 863,400
Map	Lot	Sublot	Building	Unit	CARD	!1232!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSSITER TR SELINA G				
Owner 2:	ROSSITER TR W ALLEN				
Owner 3:	W ALLEN ROSSITER 2004 REVOC TR				
Street 1:	134 SANDY POND RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-2605			Type:	

PREVIOUS OWNER

Owner 1:	ROSSITER - W ALLEN				
Owner 2:	-				
Street 1:	134 SANDY POND RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-2605				

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	343,800	9,700	1.470	509,900	863,400
Total Card	343,800	9,700	1.470	509,900	863,400
Total Parcel	343,800	9,700	1.470	509,900	863,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.84 | /Parcel: 278.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	10/15/09

PREVIOUS ASSESSMENT

Parcel ID: 136 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	343,800	9700	1.47	509,900	863,400	863,400	Year End Roll	9/28/2017
2017	101	FV	334,300	9700	1.47	481,300	825,300	825,300	Year End Roll	9/29/2016
2016	101	FV	327,900	9700	1.47	467,100	804,700	804,700	Year End Roll	1/14/2016
2015	101	FV	324,700	9700	1.47	432,500	766,900	766,900	Year End	10/2/2014
2014	101	FV	302,400	9700	1.47	387,300	699,400	699,400	Year End Roll	1/23/2014
2013	101	FV	296,100	9700	1.47	376,000	681,800	681,800	Year End Roll	10/25/2012
2012	101	FV	302,400	9700	1.47	372,200	684,300	684,300	Year End	1/26/2012
2011	101	FV	308,800	9700	1.47	378,200	696,700	696,700	Year End	2/10/2011

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1232

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSSITER,W ALLE	53654-253		10/9/2009	FAMILY	99	No	No			
ROSSITER W ALLE	53654-236		10/9/2009	FAMILY	99	No	No			
ROSSITER, SELIN	25508-324		7/25/1995	CONVENIENC	0	No	No			
JOHN LUMMUS	11977-80		4/19/1971		65000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2011	4654	MANUAL	1,035	C				air sealing & insu
11/10/2009	4327	RENOVATI	9,400	C				new siding on hous
4/18/2008	3923	TEMPORAR		C				tent 6-6 to 6-9
7/2/2002	2529	ADDITION	45,000	C	6/17/2003			sunroom
5/13/2002	2488	RENOVATI	40,000	C	6/17/2003			2 bathrooms & laun

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
10/4/2001	M&L COMPLETE	613	M COLE
3/7/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
10/02/18	17:15:02

LAST REV

Date	Time
03/12/15	12:08:03
blakeley	

USER DEFINED

Prior Id # 1:	38 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:	

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		64033		SQUARE FE	PRIME SITE		0	6.78	1.175	R3									509,923						509,900	

Total AC/HA:	1.47000	Total SF/SM:	64033.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	509,923	Spl Credit		Total:	509,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	VERY GOOD
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:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.4 %

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.94377655
Const Adj.:	1.01999998
Adj $ / SQ:	84.713
Other Features:	60500
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	431952
Depreciation:	88118
Depreciated Total:	343834

COMMENTS

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	RMs:	9	BRs:	4	Baths:	2	HB	1

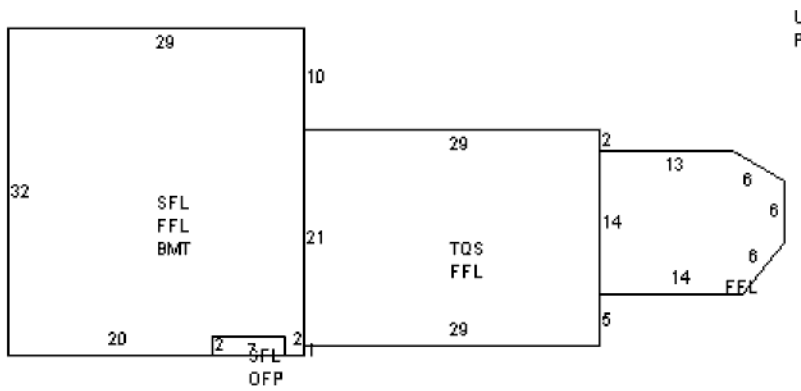
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 800345.0787

Juris. Factor:		Val/Su Fin:	111.05
Special Features:	0	Val/Su Net:	76.74
Final Total:	343800	Val/Su SzAd	111.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,758	84.710	148,926
BMT	BASEMENT	914	21.180	19,357
SFL	2ND FLOOR	882	84.710	74,683
TQS	3/4 STORY	457	84.710	38,693
PAT	PATIO	456	7.000	3,192
OFP	OPEN PORCH	14	15.000	210

Net Sketched Area:	4,480			Total:	285,061
Size Ad	3096.3499	Gross Area	4679	FinArea	3096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

136 3 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
4	GARAGE/L	D	Y	1	528	A	AV	1986	28.00	T	34.5	101			9,700			9,700

More:	N	Total Yard Items:	9,700	Total Special Featues:		Total:	9,700