



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR ALEXANDER J
Owner 2:	ANTHONY AMY R
Owner 3:	
Street 1:	138 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAMBRIDGE TRUST CO TR -
Owner 2:	-
Street 1:	75 STATE STREET 18 FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and ROLLED Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		64904		SQUARE FE	PRIME SITE		0	6.78	1.163	R3									511,695						511,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	204,000		1.490	511,700	715,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 345.42						/Parcel: 345.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	204,000	0	1.49	511,700	715,700	715,700	Year End Roll	9/28/2017
2017	101	FV	189,700	0	1.49	483,000	672,700	672,700	Year End Roll	9/29/2016
2016	101	FV	188,000	0	1.49	468,700	656,700	656,700	Year End Roll	1/14/2016
2015	101	FV	182,700	0	1.49	434,000	616,700	616,700	Year End	10/2/2014
2014	101	FV	168,700	0	1.49	388,700	557,400	557,400	Year End Roll	1/23/2014
2013	101	FV	165,200	0	1.49	377,400	542,600	542,600	Year End Roll	10/25/2012
2012	101	FV	165,200	0	1.49	390,100	555,300	555,300	Year End	1/26/2012
2011	101	FV	168,700	0	1.49	396,400	565,100	565,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMBRIDGE TRUST	67970-27		9/7/2016	DIVORCE/ESTA	855000	No	No			
JOHNSON, GLADYS	67413-161		6/13/2016	CONVENIENC	0	No	No			
DAVID GREENEWAL	10090-48		7/19/1962		24000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/27/2017	6705	KITCHEN	37,600	O				Remodel kitchen
9/28/2016	6566	ROOF	26,676	C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS/EXT INS	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	ENTRY DENIED	613	M COLE
3/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.48999	Total SF/SM:	64903.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	511,695	Spl Credit:		Total:	511,700
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EXTERIOR INFORMATION

Type:	9	-	CONTEMPORARY	
Sty Ht:	1	-	1	
(Liv) Units:	1		Total:	1
Foundation:	1	-	CONCRETE	
Frame:	1	-	WOOD	
Prime Wall:	26	-	WOOD	
Sec Wall:				%
Roof Struct:	1	-	GABLE	
Roof Cover:	10	-	ROLLED	
Color:				
View / Desir:				

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)	
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:	1	-	DRYWALL	
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	

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:	
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

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:	91.00
Size Adj.:	1.03957534
Const Adj.:	1.00979996
Adj \$ / SQ:	95.528
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	295580
Depreciation:	91630
Depreciated Total:	203950

COMMENTS

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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:	6	BR:	2	Bath:	2	HB				

REMODELING

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

RES BREAKDOWN

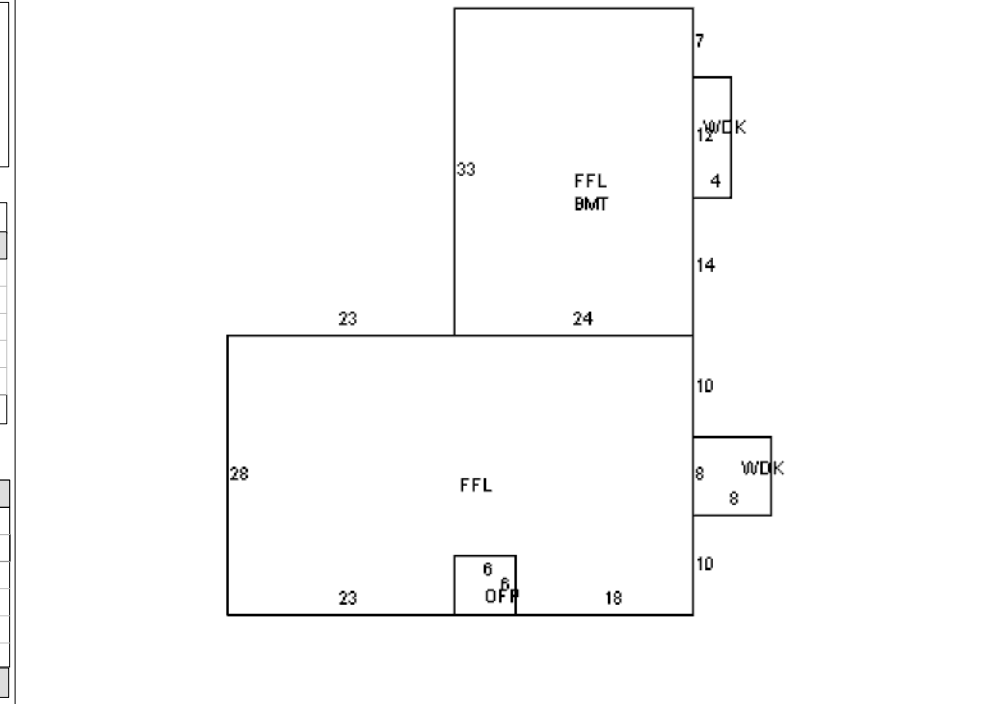
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	743805.2941
Juris. Factor:		Val/Su Fin:		98.46	
Special Features:	0	Val/Su Net:		67.73	
Final Total:	204000	Val/Su SzAd		98.46	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,072	95.530	197,935	
BMT	BASEMENT	792	23.880	18,915	
WDK	WOOD DECK	112	26.970	3,021	
OPF	OPEN PORCH	36	15.000	540	
Net Sketched Area:		3,012	Total:	220,411	
Size Ad	2072	Gross Area	3012	FinArea	2072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

