



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PISTORIO JUDITH C
Owner 2:	YANKUM STEPHEN J
Owner 3:	
Street 1:	142 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2605 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44866		SQUARE FE	PRIME SITE		0	6.78	1.548	R3									470,938						470,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	185,400	22,400	1.030	470,900	678,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.25						/Parcel: 299.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	185,400	22400	1.03	470,900	678,700	678,700	Year End Roll	9/28/2017
2017	101	FV	183,400	22400	1.03	444,500	650,300	650,300	Year End Roll	9/29/2016
2016	101	FV	181,500	22400	1.03	431,300	635,200	635,200	Year End Roll	1/14/2016
2015	101	FV	177,600	22400	1.03	399,400	599,400	599,400	Year End	10/2/2014
2014	101	FV	169,700	22400	1.03	357,700	549,800	549,800	Year End Roll	1/23/2014
2013	101	FV	165,800	22400	1.03	347,300	535,500	535,500	Year End Roll	10/25/2012
2012	101	FV	165,800	22400	1.03	382,000	570,200	570,200	Year End	1/26/2012
2011	101	FV	163,700	20100	1.03	388,300	572,100	572,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKER, DENNIS	26431-511		6/25/1996		377700	No	No			
FREDERICK ROBBI	20172-318		10/31/1989		350000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2010	4527	SHED	1,200	C				8x12 shed
1/9/2006	3337	W/S FLUE		C				
9/23/2004	3044	ROOF		C	5/13/2005			
7/1/2004	2968	GARAGE	19,475	C	5/13/2005			rf over steps, enc

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	D VELUTTI
9/22/2001	M&L EXTERIOR	613	M COLE
3/7/1996	MEAS/EXT INS	606	J SMITH

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

USER DEFINED

Prior Id # 1:	38 6 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:	

PRINT

Date	Time
10/02/18	17:15:19

LAST REV

Date	Time
03/12/15	12:08:44
blakeley	
1234	

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(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:	

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:	1	Rating:	AVERAGE

CONDO INFORMATION

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

COMMENTS

Blank comment box.

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:	6	BRs:	4	Baths:	2	HB					

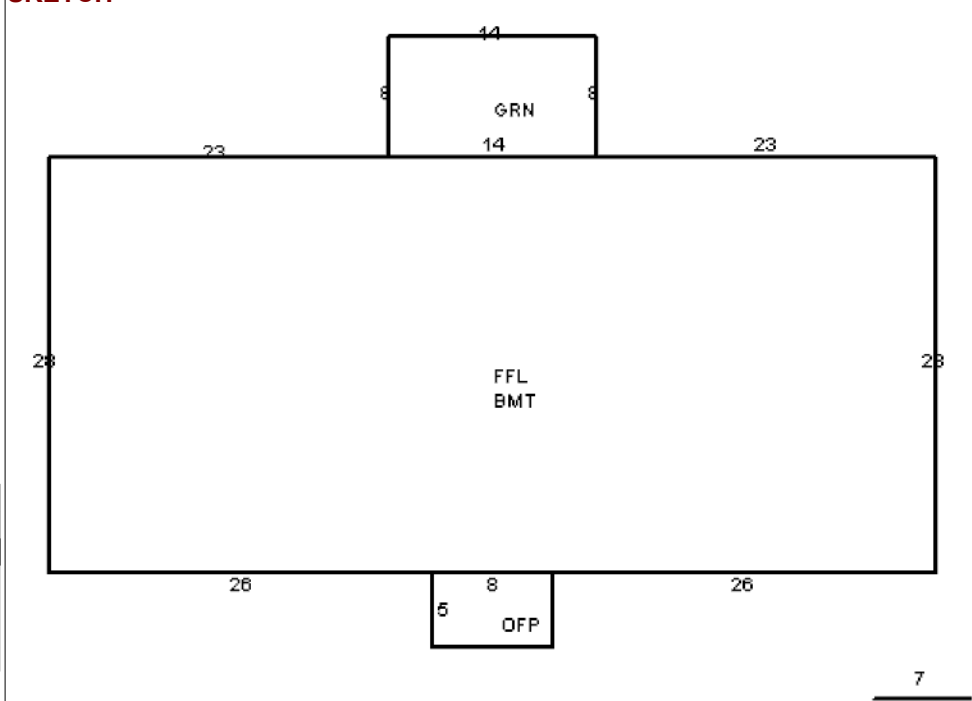
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1954	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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.10714293
Const Adj.:	1.01999998
Adj \$ / SQ:	84.696
Other Features:	42500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	268688
Depreciation:	83293
Depreciated Total:	185395

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 654374.9503

Juris. Factor:	Val/Su Fin:	81.75	
Special Features:	0	Val/Su Net:	52.79
Final Total:	185400	Val/Su SzAd:	110.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,680	28.590	48,023	
FFL	1ST FLOOR	1,680	84.700	142,290	
GRN	GRN	112	57.920	6,487	
OPF	OPEN PORCH	40	15.000	600	
Net Sketched Area:		3,512	Total:	197,400	
Size Ad	1680	Gross Area	3512	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

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
3	GARAGE	D	Y	1	22x22	G	AV	2004	45.00	T	7.5	101			20,100			20,100
2	SHED/FR	D	Y	1	8x12	A	AV	2005	15.00	T	25	101			1,100			1,100
2	SHED/FR	D	Y	1	8x12	A	AV	2010	15.00	T	15	101			1,200			1,200

PARCEL ID

136 5 0

More: N Total Yard Items: 22,400 Total Special Features: Total: 22,400

IMAGE

AssessPro Patriot Properties, Inc

