



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: KRAMP RUSSELL K
 Owner 2: KRAMP STEPHANIE A
 Owner 3:
 Street 1: 152 SANDY POND RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	223,700		2.000	547,300	771,000
Total Card		223,700	2.000	547,300	771,000
Total Parcel		223,700	2.000	547,300	771,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 314.18		/Parcel: 314.18	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/17/13
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PREVIOUS OWNER

Owner 1: Myles - Theresa Anne
 Owner 2: -
 Street 1: 19 Concord Rd
 Twn/City: Wayland
 St/Prov: MA Cntry
 Postal: 01778

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	223,700	0	2.	547,300	771,000	771,000	Year End Roll	9/28/2017
2017	101	FV	221,500	0	2.	516,900	738,400	738,400	Year End Roll	9/29/2016
2016	101	FV	217,200	0	2.	501,700	718,900	718,900	Year End Roll	1/14/2016
2015	101	FV	215,000	0	2.	464,900	679,900	679,900	Year End	10/2/2014
2014	101	FV	206,300	0	2.	416,900	623,200	623,200	Year End Roll	1/23/2014
2013	101	FV	185,300	0	2.	404,900	590,200	590,200	Year End Roll	10/25/2012
2012	101	FV	192,000	0	2.	544,900	736,900	736,900	Year End	1/26/2012
2011	101	FV	199,200	0	2.	563,300	762,500	762,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Myles, Theresa A	59902-180		8/31/2012		820000	No	No	
J. RICHARD MYLE	21597-42		12/11/1991	FAMILY	0	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/4/2012	5180	RENOVATI	30,000	C	1/17/2013			reno existing kitc

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2013	MEAS/EXT INS	25	D ERSKINE
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	M COLE
3/7/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	

Total AC/HA: 1.99955	Total SF/SM: 87100.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 547,290	Spl Credit	Total: 547,300
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