



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VENTIANI LLC
Owner 2:	
Owner 3:	
Street 1:	164 GRANT STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	COOPER - PHILIP A
Owner 2:	COOPER - LISETTE
Street 1:	144 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2605

NARRATIVE DESCRIPTION

This Parcel contains 6.953 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1995, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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		
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		80000		SQUARE FE	PRIME SITE		0	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		4.5		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									135,000						135,000	
101	ONE FAM		0.396		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									2,376						2,400	Wetland
101	ONE FAM		0.22		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									6,600						6,600	1/3 interest in RO

Total AC/HA:	6.95255	Total SF/SM:	302853.06	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 7	Total:	1,300,776	Spl Credit	Total:	1,300,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,501,300	175,000	6.953	1,300,800	2,977,100	Land area = 1/3 interest in ROW (parcel 38-8-5) .22 acres	
Total Card	1,501,300	175,000	6.953	1,300,800	2,977,100	Entered Lot Size	
Total Parcel	1,501,300	175,000	6.953	1,300,800	2,977,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	463.43	/Parcel:	463.43	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,501,300	175000	6.953	1,300,800	2,977,100	2,977,100	Year End Roll	9/28/2017
2017	101	FV	1,486,500	175000	6.953	1,300,800	2,962,300	2,962,300	Year End Roll	9/29/2016
2016	101	FV	1,486,500	175000	6.953	1,267,200	2,928,700	2,928,700	Year End Roll	1/14/2016
2015	101	FV	1,471,600	175000	6.953	1,248,000	2,894,600	2,894,600	Year End	10/2/2014
2014	101	FV	1,441,900	175000	6.953	1,232,000	2,848,900	2,848,900	Year End Roll	1/23/2014
2013	101	FV	1,412,200	175000	6.953	1,200,000	2,787,200	2,787,200	Year End Roll	10/25/2012
2012	101	FV	1,480,000	175000	6.953	1,392,000	3,047,000	3,047,000	Year End	1/26/2012
2011	101	FV	1,590,500	175000	6.953	1,531,400	3,296,900	3,296,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COOPER,PHILIP A	67967-25		9/7/2016	DIVORCE/ESTA	2895000	No	No			
GOLDHIRSH NEIL	34496-530		1/3/2002		3920000	No	No			
SILVERSTEIN, AM	24800-48		8/23/1994	CHANGE IN US	90000	Yes	No			TOTAL SP \$600000
MALKASIAN, ROBI	24800-47		8/23/1994	CHANGE IN US	510000	Yes	No			TOTAL SP \$600,000
HEGHINIAN, ARAM	21580-322		12/3/1991		325000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/5/2018	7025	RENO-ADD	1,542,510	O				Construct a sports
4/3/2018	7022	DEMOLITI	15,000	O				Demolish barn stru
11/29/2017	6925	NEW HOME	7,021,900	O				Construct a single
10/13/2017	6888	DEMOLITI	500					Demolish garden sh
10/13/2017	6887	DEMOLITI	500	O				Demolish garden sh
9/6/2017	6840	DEMOLITI	20,000	C				Demolish the dwell
8/2/2016	6519	RENOVATI	40,000	C				Replace garage doo
7/10/2013	5470	TEMPORAR		C				tent 8/1 to 8/5
7/10/2013	5469	TEMPORAR		C				tent 7/15 to 7/16
5/2/2013	5392	TEMPORAR		C				tent 5/12 to 5/14

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2018	PERMIT VISIT	618	G BOURGAULT
1/5/2017	SALES INSP	618	G BOURGAULT
11/2/2010	MEAS+INSPCTD	618	G BOURGAULT
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	B MORGAN
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
9/29/2001	MEAS DENIED	613	M COLE

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	38 8 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	17:15:35

LAST REV

Date	Time
06/27/18	13:35:19

blakeley
1236

