



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VEZERIS TR DAVID
Owner 2:	
Owner 3:	146 SANDY POND ROAD NOMINEE TR
Street 1:	146 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2605 Type:

PREVIOUS OWNER

Owner 1:	BRENNINKMEYER GABRIELLE -
Owner 2:	-
Street 1:	146 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2605

NARRATIVE DESCRIPTION

This Parcel contains 4.884 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		2.827		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									84,810						84,800	
101	ONE FAM		0.22		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									6,600						6,600	1/3 interest in RO

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,656,200		4.884	1,248,200	2,904,400	Land area = 1/3 interest in ROW (parcel 38-8-5) .22 acres	
Total Card	1,656,200		4.884	1,248,200	2,904,400	Entered Lot Size	
Total Parcel	1,656,200		4.884	1,248,200	2,904,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		522.89	/Parcel:	522.89	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	1,656,200	0	4.884	1,248,200	2,904,400	2,904,400	Year End Roll	9/28/2017
2017	101	FV	1,666,200	0	4.884	1,248,200	2,914,400	2,914,400	Year End Roll	9/29/2016
2016	101	FV	1,650,600	0	4.884	1,214,600	2,865,200	2,865,200	Year End Roll	1/14/2016
2015	101	FV	1,603,700	0	4.884	1,195,400	2,799,100	2,799,100	Year End	10/2/2014
2014	101	FV	1,478,600	0	4.884	1,179,400	2,658,000	2,658,000	Year End Roll	1/23/2014
2013	101	FV	1,447,300	0	4.884	859,400	2,306,700	2,306,700	Year End Roll	10/25/2012
2012	101	FV	1,399,000	0	4.884	1,339,400	2,738,400	2,738,400	Year End	1/26/2012
2011	101	FV	1,478,600	0	4.884	1,478,800	2,957,400	2,957,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRENNINKMEYER G	47778-301		7/10/2006	CONVENIENC		1	Yes	No		
DUPONT EMILE	22201-51		7/10/1992		364745		Yes	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/10/2015	6303	MANUAL	5,000	C				
10/5/2015	6231	ROOF	36,000	C				Strip & re-roof dw
7/13/1993	284	NEW HOME	550,000	C	12/9/1993			Repair structure -

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	MEAS DENIED	613	M COLE
3/13/1996	MEAS+INSPCTD	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
12/9/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

