

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROBERTS TR GEORGE T
Owner 2:	ROBERTS TR MARY T
Owner 3:	GEORGE T ROBERTS LIVING TRUST
Street 1:	174 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Roberts - George T
Owner 2:	Roberts - Mary T
Street 1:	174 Sandy Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	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	328,000	8,800	1.490	511,700	848,500		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 330.62						/Parcel: 330.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	328,000	8800	1.49	511,700	848,500	848,500	Year End Roll	9/28/2017
2017	101	FV	324,900	8800	1.49	483,000	816,700	816,700	Year End Roll	9/29/2016
2016	101	FV	314,100	8800	1.49	468,700	791,600	791,600	Year End Roll	1/14/2016
2015	101	FV	311,000	8800	1.49	434,000	753,800	753,800	Year End	10/2/2014
2014	101	FV	298,900	8800	1.49	388,700	696,400	696,400	Year End Roll	1/23/2014
2013	101	FV	292,800	8800	1.49	377,400	679,000	679,000	Year End Roll	10/25/2012
2012	101	FV	292,800	8800	1.49	408,500	710,100	710,100	Year End	1/26/2012
2011	101	FV	301,900	8800	1.49	415,200	725,900	725,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Roberts,George	60276-385		10/18/2012	FAMILY		1	No	No		
CREATIVE DEVELO	31289-145		4/6/2000		450000	No	No			
GRIM WILLIAM M	31168-295		2/9/2000	SUBSEQUENT S	350000	No	No			
JOHN STERNER	8786-2		8/4/1956		3800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2002	2466	RENO-ADD	190,000	C	5/15/2004			add of 706 sq ft &

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/4/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
11/10/2001	M&L COMPLETE	613	M COLE
3/7/1996	MEAS+INSPCTD	606	J SMITH
8/14/1995	ABATE-INSPEC	605	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

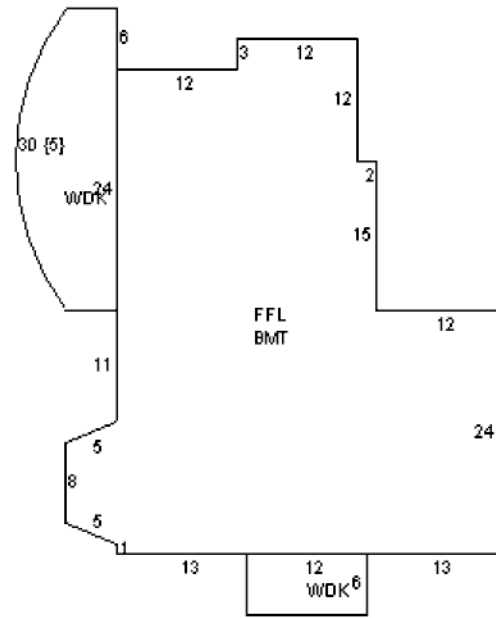
Type:	21	- SPLIT LEVEL
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

SET BACK 79FT FROM ROAD

SKETCH**GENERAL INFORMATION**

Grade:	B	- GOOD
Year Blt:	1957	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

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

CONDO INFORMATION

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

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: 7		BRs: 3		Baths: 3		HB					

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:	13 - RADIANT EL		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.2%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.12406480
Const Adj.:	0.99959999
Adj \$ / SQ:	84.271
Other Features:	76898
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	386775
Depreciation:	58790
Depreciated Total:	327985

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	696199.5926
Juris. Factor:		Val/Su Fin:		127.83	
Special Features:	0	Val/Su Net:		92.87	
Final Total:	328000	Val/Su SzAd:		204.49	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,604	40.030	64,206	
FFL	1ST FLOOR	1,604	84.270	135,171	
WDK	WOOD DECK	324	18.650	6,042	
Net Sketched Area:		3,532	Total:	205,419	
Size Ad	1604	Gross Area	3532	FinArea	2566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	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	24x22	A	AV	1972	36.00	T	55.5	101			8,500			8,500
2	SHED/FR	D	Y	1	9X7	A	AV	1957	15.00	T	70	101			300			300

PARCEL ID

125 11 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	8,800	Total Special Features:		Total:	8,800
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