



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAZUR ERIC
Owner 2:	
Owner 3:	
Street 1:	170 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOLAN TR - CHARLES B
Owner 2:	DOLAN TR - JOANNE C
Street 1:	220 BOYLSTON STREET APT 1518
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02116 Type:

NARRATIVE DESCRIPTION

This Parcel contains 2.14 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									9,090						9,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	957,100	1,100	2.140	551,500	1,509,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 344.41						/Parcel: 344.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	957,100	1100	2.14	551,500	1,509,700	1,509,700	Year End Roll	9/28/2017
2017	101	FV	776,000	1100	2.14	521,100	1,298,200	1,298,200	Year End Roll	9/29/2016
2016	101	FV	750,700	1100	2.14	505,900	1,257,700	1,257,700	Year End Roll	1/14/2016
2015	101	FV	731,700	1100	2.14	469,100	1,201,900	1,201,900	Year End	10/2/2014
2014	101	FV	681,100	1100	2.14	421,100	1,103,300	1,103,300	Year End Roll	1/23/2014
2013	101	FV	668,500	1100	2.14	409,100	1,078,700	1,078,700	Year End Roll	10/25/2012
2012	101	FV	678,900	1100	2.14	549,100	1,229,100	1,229,100	Year End	1/26/2012
2011	101	FV	691,600	1100	2.14	567,500	1,260,200	1,260,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOLAN TR,CHARLE	67119-337		4/20/2016		1600000	No	No			
CHARLES/JOANNE	20858-406		11/8/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/7/2011	4680	RENOVATI	125,000	C	9/20/2011			reno master bed su
1/16/2009	4115	RENOVATI	45,000	C	4/21/2009			kitchen and bath r
5/8/1996	945-96	RENO-ADD	16,000	C	3/13/1996			
2/2/1995	664-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2012	PERMIT VISIT	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	M COLE
3/13/1996	MEAS+INSPCTD	606	J SMITH

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

Total AC/HA:	2.13955	Total SF/SM:	93198.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	551,490	SpI Credit		Total:	551,500
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

