



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .47 ACRES of land mainly classified as MUNICPL with a(n) PMP/VLV HS Building Built about 1900, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
903	MUNICPL		20473		SQUARE FE	PRIME SITE		0	9.96	3.035	R5									618,933						618,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	124,800	1,200	0.470	618,900	744,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 287.05						/Parcel: 287.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	124,800	1200	.47	618,900	744,900	744,900	Year End Roll	9/28/2017
2017	903	FV	113,300	1200	.47	618,900	733,400	733,400	Year End Roll	9/29/2016
2016	903	FV	107,300	1200	.47	578,500	687,000	687,000	Year End Roll	1/14/2016
2015	903	FV	107,300	1200	.47	535,700	644,200	644,200	Year End	10/2/2014
2014	903	FV	107,300	1200	.47	528,200	636,700	636,700	Year End Roll	1/23/2014
2013	903	FV	107,300	1200	.47	512,700	621,200	621,200	Year End Roll	10/25/2012
2012	903	FV	107,300	1200	.47	686,700	795,200	795,200	Year End	1/26/2012
2011	903	FV	110,900	1200	.47	733,500	845,600	845,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/16/2010	4545	MANUAL		C				strip & re-roof pu

ACTIVITY INFORMATION

Date	Result	By	Name

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

USER DEFINED

Prior Id # 1:	43 2 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	17:22:15

LAST REV

Date	Time
03/19/12	10:47:45
apro	
1293	

EXTERIOR INFORMATION

Type:	55 - PMP/MLV HS		
Sty Ht:	1A - 1A		
(Liv) Units:	0	Total:	0
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	9 - STONE		
Sec Wall:		%	
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

STONE STRUCTURE 25X27 SECTION HAS ROLLED ROOFING LINCOLN PUMPING STATION.

OTHER FEATURES

Kits:	0	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	6 - AVERAGE	50%	
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	5 - LINO/VINYL	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	9.3%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.3%

CALC SUMMARY

Basic \$ / SQ:	29.00
Size Adj.:	0.94855493
Const Adj.:	1.01277697
Adj \$ / SQ:	27.860
Other Features:	8000
Grade Factor:	1.53
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	137607
Depreciation:	12797
Depreciated Total:	124809

RESIDENTIAL GRID

1st Res Grid:	Desc:	# Units:
Level:	FY LR DR D K FR RR BR FB HB L O	
Other:		
Upper:		
Lvl 2:		
Lvl 1:		
Lower:		
Totals:	RMs: BRs: Baths: 1 HB	

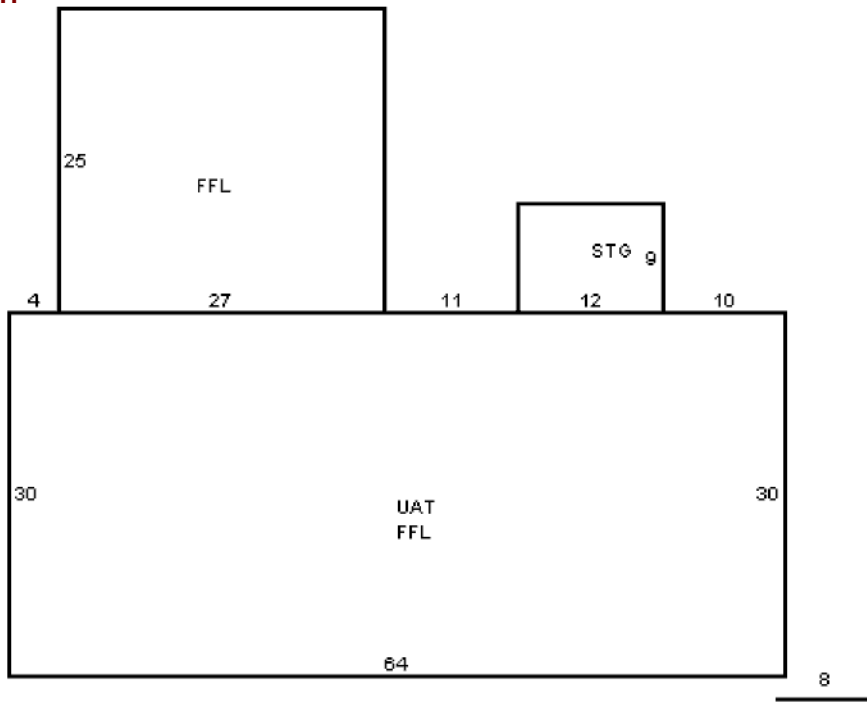
REMODELING

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

RES BREAKDOWN

No Unit:	RMS:	BRS:	FL:
Totals:			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,595	27.860	72,296	
UAT	UNF ATTIC	288	27.860	8,024	
STG	STORAGE	108	15.000	1,620	
Net Sketched Area:		2,991	Total:	81,940	
Size Ad	2595	Gross Area	4623	FinArea	2595

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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
2	SHED/FR	D	Y	1	10X10	G	FR	1900	18.75	T	75	903			500			500
85	PAVING	D	Y	1	2000	A	AV	1980	0.90	T	60	903			700			700

PARCEL ID

136 10 0

More: N	Total Yard Items:	1,200	Total Special Features:	Total:	1,200
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