



Patriot
 Properties Inc.

USER DEFINED

Prior Id # 1:	44 1 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:	

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HIGGINS PETER I
Owner 2:	HIGGINS BONNIE H
Owner 3:	
Street 1:	55 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HESSLER JOHN C -
Owner 2:	-
Street 1:	55 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2600

NARRATIVE DESCRIPTION

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1927, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 6 Baths, 2 HalfBaths, 0 3/4 Baths, 13 Rooms, and 7 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 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		1.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									40,890					40,900		
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									6,000					6,000	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	3,072,800	11,800	4.200	1,203,700	4,288,300		
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card		3,072,800	11,800	4.200	1,203,700	4,288,300	
Total Parcel		3,072,800	11,800	4.200	1,203,700	4,288,300	
Source: Market Adj Cost		Total Value per SQ unit /Card: 537.17		/Parcel: 537.17			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	3,072,800	11800	4.2	1,203,700	4,288,300	4,288,300	Year End Roll	9/28/2017
2017	101	FV	3,045,200	11800	4.2	1,203,700	4,260,700	4,260,700	Year End Roll	9/29/2016
2016	101	FV	3,030,200	11800	4.2	1,170,100	4,212,100	4,212,100	Year End Roll	1/14/2016
2015	101	FV	3,002,700	11800	4.2	1,150,900	4,165,400	4,165,400	Year End	10/2/2014
2014	101	FV	2,947,600	11800	4.2	1,134,900	4,094,300	4,094,300	Year End Roll	1/23/2014
2013	101	FV	2,892,600	11800	4.	1,096,900	4,001,300	4,001,300	Year End Roll	10/25/2012
2012	101	FV	2,225,800	11800	4.	2,200,900	4,438,500	4,438,500	Year End	1/26/2012
2011	101	FV	2,369,200	11800	4.	2,442,100	4,823,100	4,823,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HESSLER JOHN C	48992-330		2/15/2007		6000000	No	No			
KANE B PATRICIA	45383-351		6/14/2005		5600000	No	No			
GEER, CHARLES L	25641-312		9/8/1995	CHD>SALE	1655000	No	No			
JAMES K. PETERS	14682-47		7/30/1982		448000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/15/2012	5012	RENOVATI	150,000	C	6/8/2012			amend permit 4960
2/9/2012	4975	MANUAL	10,000	C	6/8/2012			Replace 3 complete
1/5/2012	4960	RENOVATI	382,000	C	6/8/2012			reno to carriage h
9/27/2011	4868	RENOVATI	20,000	C	6/8/2012			removal of drywall
5/16/2003	2695	RENO-GAR	25,000	C	6/17/2003			conv garage into p
11/6/1997	1297	POOL	15,000	C	2/20/1999			6/25/98 50%
9/15/1997	1272	RENO-ADD	30,000	C	3/17/1998			front entry 03/17/
5/24/1996	956-96	RENO-ADD	180,000	C				
11/1/1995	849-95	RENOVATI	185,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	PERMIT VISIT	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
1/11/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
5/15/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
9/22/2001	M&L EXTERIOR	613	M COLE
2/20/1999	MEAS/EXT INS	602	D TUCKER
6/25/1998	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

