



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		SANDY POND RD, LINCOLN
OWNERSHIP		
Owner 1: DECORDOVA MUSEUM		
Owner 2:		
Owner 3:		
Street 1: 51 SANDY POND RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	516,900		0.000		516,900
<b>Total Card</b> 516,900 0.000 516,900					
<b>Total Parcel</b> 21,137,100 201,200 20.000 1,807,800 23,146,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 403.83		/Parcel: 580.68	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 135 2 0

**PRINT**

Date	Time
10/02/18	17:23:27

**LAST REV**

Date	Time
03/19/15	10:34:43

**USER DEFINED**

Prior Id # 1:	44 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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 20. ACRES of land mainly classified as N/A with a(n) SCHOOL Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**SALES INFORMATION**

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

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

**PROPERTY FACTORS**

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

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 094	Prime NB Desc	RES CAT 6	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 58 - SCHOOL, Sty Ht: 1 - 1, (Liv) Units: 0, Total: 1, Foundation: 6 - SLAB, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

SCHOOL ADMIN BLDG.

OTHER FEATURES

Table with other features: Kits: , Rating: , A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

RESIDENTIAL GRID

Table with residential grid details: 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: 2, HB.

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1984, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior info: 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: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 7.0%, Functional: , Economic: , Special: , Override: , Total: 7%.

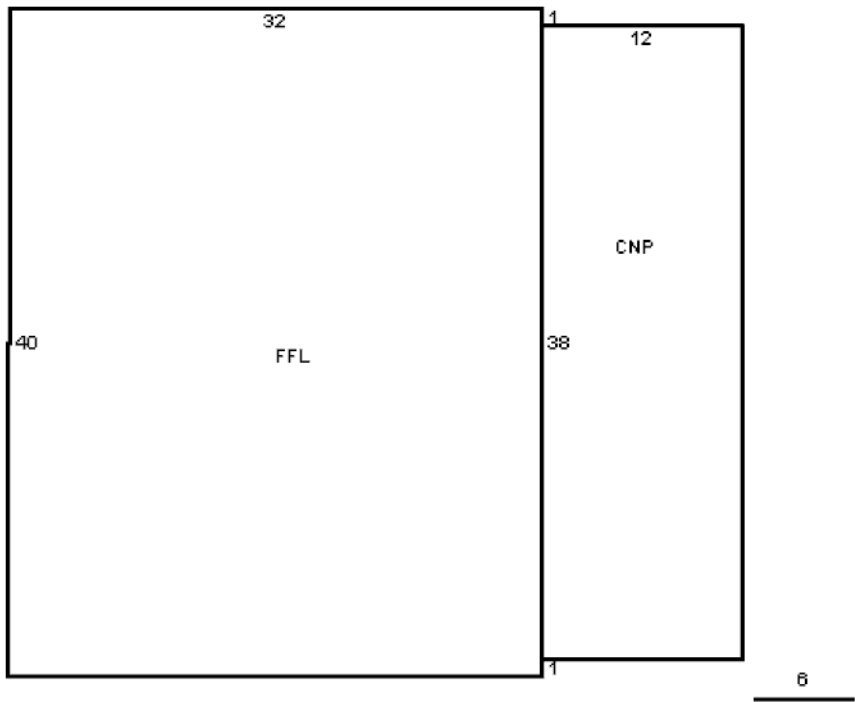
CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 250.00, Size Adj.: 1.20390630, Const Adj.: 0.98940003, Adj \$ / SQ: 297.786, Other Features: 14500, Grade Factor: 1.37, Neighborhood Inf: 1.00000000, LUC Factor: , Adj Total: 555807, Depreciation: 38906, Depreciated Total: 516900.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 403.83, Special Features: 0, Val/Su Net: 297.75, Final Total: 516900, Val/Su SzAd: 403.83.

SKETCH



SPEC FEATURES/YARD ITEMS

Table with 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.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL (1ST FLOOR) and CNP (CANOPY).

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

135 2 0

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .