



**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: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 5.77 ACRES of land mainly classified as MUNICPL

**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		80000		SQUARE FE	UNDEV	0.2	0	11.19	0.200	R6									179,040						179,000	Access
903	MUNICPL		3.933		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									117,990						118,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			5.770	297,000	297,000		
Total Card			5.770	297,000	297,000	Entered Lot Size	
Total Parcel			5.770	297,000	297,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV		0	5.77	297,000	297,000	297,000	Year End Roll	9/28/2017
2017	903	FV		0	5.77	297,000	297,000	297,000	Year End Roll	9/29/2016
2016	903	FV		0	5.77	291,800	291,800	291,800	Year End Roll	1/14/2016
2015	903	FV		0	5.77	279,000	279,000	279,000	Year End	10/2/2014
2014	903	FV		0	5.77	276,400	276,400	276,400	Year End Roll	1/23/2014
2013	903	FV		0	5.77	271,600	271,600	271,600	Year End Roll	10/25/2012
2012	903	FV		0	5.77	254,000	254,000	254,000	Year End	1/26/2012
2011	903	FV		0	5.77	263,300	263,300	263,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10647-389		9/25/1964			0	No	No		C-1

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.76955	Total SF/SM:	251321.59	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 6	Total:	297,030	SpI Credit	Total:	297,000
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EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

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

COMMENTS

Empty table for comments.

SKETCH

Empty table for sketch.

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

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

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid fields: 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, HB.

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond: AV - Average, 0.0%, Functional, Economic, Special, Override, Total, 0%.

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

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

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items columns: 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 fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc