

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURDOUGH III THOMAS G
Owner 2:	MURDOUGH TINA TOLIS
Owner 3:	
Street 1:	23 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2006 Type:

PREVIOUS OWNER

Owner 1:	MCNAY BETH P -
Owner 2:	-
Street 1:	23 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2006

NARRATIVE DESCRIPTION

This Parcel contains .57 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1840, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		24829		SQUARE FE	PRIME SITE		0	9.96	2.555	R5									631,949						631,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	895,100		0.570	631,900	1,527,000
Total Card	895,100		0.570	631,900	1,527,000
Total Parcel	895,100		0.570	631,900	1,527,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		451.11	/Parcel: 451.11

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	08/05/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	895,100	0	.57	631,900	1,527,000	1,527,000	Year End Roll	9/28/2017
2017	101	FV	809,200	0	.57	631,900	1,441,100	1,441,100	Year End Roll	9/29/2016
2016	101	FV	783,200	0	.57	590,700	1,373,900	1,373,900	Year End Roll	1/14/2016
2015	101	FV	739,700	0	.57	546,900	1,286,600	1,286,600	Year End	10/2/2014
2014	101	FV	711,600	0	.57	539,300	1,250,900	1,250,900	Year End Roll	1/23/2014
2013	101	FV	692,800	0	.57	523,500	1,216,300	1,216,300	Year End Roll	10/25/2012
2012	101	FV	692,800	0	.57	556,800	1,249,600	1,249,600	Year End	1/26/2012
2011	101	FV	724,200	0	.57	575,700	1,299,900	1,299,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCNAY BETH P,	53264-336		7/24/2009		1400000	No	No			
KALBA KONRAD K,	41471-359		11/20/2003		1150000	No	No			
SUMNER SMITH	13120-163		12/31/1976		55000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/28/2005	3247	RENO-ADD	595,000	C	6/13/2006			40% complete;cert
7/2/1996	994-96	ROOF	1,600	C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/22/2007	MEAS+INSPCTD	100	B MORGAN
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
9/22/2001	M&L COMPLETE	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.57000	Total SF/SM:	24829.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	631,949	SpI Credit	Total:	631,900
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

