



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MUNROE JR WILLIAM C
Owner 2:	MUNROE MARY W
Owner 3:	
Street 1:	9 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2006 Type:

**PREVIOUS OWNER**

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

**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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	B	CESSPL
o	R1	Residential	100	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		24828.8		SQUARE FE	PRIME SITE		0	9.96	2.555	R5									631,948						631,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	385,400	30,600	0.570	631,900	1,047,900		0
							GIS Ref
							GIS Ref
							Insp Date
							02/27/17
Total Card	385,400	30,600	0.570	631,900	1,047,900	Entered Lot Size	
Total Parcel	385,400	30,600	0.570	631,900	1,047,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		332.46	/Parcel:	332.46	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	101	FV	385,400	30600	.57	631,900	1,047,900	1,047,900	Year End Roll	9/28/2017
2017	101	FV	426,800	19800	.57	631,900	1,078,500	1,078,500	Year End Roll	9/29/2016
2016	101	FV	414,800	19800	.57	590,700	1,025,300	1,025,300	Year End Roll	1/14/2016
2015	101	FV	389,400	19800	.57	546,900	956,100	956,100	Year End	10/2/2014
2014	101	FV	371,200	19800	.57	539,300	930,300	930,300	Year End Roll	1/23/2014
2013	101	FV	360,300	19800	.49	514,800	894,900	894,900	Year End Roll	10/25/2012
2012	101	FV	360,300	19800	.49	547,600	927,700	927,700	Year End	1/26/2012
2011	101	FV	391,100	19800	.49	566,200	977,100	977,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASS. LAND CORP	11287-99		2/19/1967		38000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/4/2013	5571	MANUAL	5,000	C				repair rotted eave
7/13/2005	3229	ROOF		C				
4/13/2000	1930	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	613	M COLE

Sign: VERIFICATION OF VISIT NOT DATA

