



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALL III ANDREW F
Owner 2:	HALL JUDITH A
Owner 3:	
Street 1:	71 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2600 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1878, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		42253		SQUARE FE	PRIME SITE		0	9.96	1.625	R5									684,012						684,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	966,700	9,100	0.970	684,000	1,659,800		0
							GIS Ref
							GIS Ref
Total Card	966,700	9,100	0.970	684,000	1,659,800	Entered Lot Size	
Total Parcel	966,700	9,100	0.970	684,000	1,659,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 368.03		/Parcel: 368.03			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	966,700	9100	.97	684,000	1,659,800	1,659,800	Year End Roll	9/28/2017
2017	101	FV	873,300	9100	.97	684,000	1,566,400	1,566,400	Year End Roll	9/29/2016
2016	101	FV	844,600	9100	.97	639,400	1,493,100	1,493,100	Year End Roll	1/14/2016
2015	101	FV	792,900	9100	.97	592,000	1,394,000	1,394,000	Year End	10/2/2014
2014	101	FV	756,000	9100	.97	583,700	1,348,800	1,348,800	Year End Roll	1/23/2014
2013	101	FV	733,900	9100	.97	566,600	1,309,600	1,309,600	Year End Roll	10/25/2012
2012	101	FV	733,900	9100	.97	583,700	1,326,700	1,326,700	Year End	1/26/2012
2011	101	FV	770,800	9100	.97	623,600	1,403,500	1,403,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALL ANDREW F T	24064-35		12/20/1993	CONVENIENC		1	No	No		OUT OF TRUST
LESTER THUROW	17777-481		1/14/1987	OTHER	280000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2002	2617	MANUAL	35,000	C	6/17/2003			rem porch & build
4/24/1996	932-96	ROOF		C	3/30/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/9/2008	MEAS/EXT INS	25	D ERSKINE
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
3/6/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.97000	Total SF/SM: 42253.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 684,012	Spl Credit	Total: 684,000
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