



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STEVENS TR SHARI REAM
Owner 2:	
Owner 3:	SHARI REAM STEVENS 2003 REVOC
Street 1:	30 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2005 Type:

**PREVIOUS OWNER**

Owner 1:	STEVENS SHARI REAM -
Owner 2:	-
Street 1:	30 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2005

**NARRATIVE DESCRIPTION**

This Parcel contains 5.5 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	
101	ONE FAM		3.5		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									21,000						21,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	576,900	1,800	5.500	822,700	1,401,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 347.47						/Parcel: 347.47	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	576,900	1800	5.5	822,700	1,401,400	1,401,400	Year End Roll	9/28/2017
2017	101	FV	527,500	0	5.5	822,700	1,350,200	1,350,200	Year End Roll	9/29/2016
2016	101	FV	512,700	0	5.5	770,700	1,283,400	1,283,400	Year End Roll	1/14/2016
2015	101	FV	499,200	0	5.5	715,500	1,214,700	1,214,700	Year End	10/2/2014
2014	101	FV	463,100	0	5.5	705,900	1,169,000	1,169,000	Year End Roll	1/23/2014
2013	101	FV	454,100	0	5.5	685,900	1,140,000	1,140,000	Year End Roll	10/25/2012
2012	101	FV	454,100	0	5.74	707,300	1,161,400	1,161,400	Year End	1/26/2012
2011	101	FV	478,600	0	5.74	753,700	1,232,300	1,232,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEVENS SHARI R	52921-404		6/4/2009	FAMILY		1	No	No		
STEVENS SHARI R	52911-212		6/3/2009	FAMILY		0	No	No		
STEVENS, EDMUND	25466-263		7/5/1995	CONVENIENC		0	No	No		
STEVENS EDMUND/	16482-206		10/4/1985	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/30/2015	6039	ROOF	3,000	C				Replace damaged ro
11/29/2007	3825	ROOF	5,000	C				build pitch roof o

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
7/29/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH
8/18/1995	ABATE-INSPEC	600	PA
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

