



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RIZZO JR WILLIAM J
Owner 2:	RIZZO JANE L
Owner 3:	
Street 1:	38 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2005 Type:

**PREVIOUS OWNER**

Owner 1:	RIZZO JR - WILLIAM J
Owner 2:	RIZZO - JANE L
Street 1:	38 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2005

**NARRATIVE DESCRIPTION**

This Parcel contains 2.017 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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:						
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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,080						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	377,100	1,200	2.017	797,900	1,176,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 608.42						/Parcel: 608.42	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	377,100	1200	2.017	797,900	1,176,200	1,176,200	Year End Roll	9/28/2017
2017	101	FV	376,500	0	2.017	797,900	1,174,400	1,174,400	Year End Roll	9/29/2016
2016	101	FV	366,100	0	2.017	745,900	1,112,000	1,112,000	Year End Roll	1/14/2016
2015	101	FV	344,900	0	2.017	690,700	1,035,600	1,035,600	Year End	10/2/2014
2014	101	FV	329,800	0	2.017	681,100	1,010,900	1,010,900	Year End Roll	1/23/2014
2013	101	FV	320,800	0	2.017	661,100	981,900	981,900	Year End Roll	10/25/2012
2012	101	FV	320,800	0	2.02	527,900	848,700	848,700	Year End	1/26/2012
2011	101	FV	347,100	0	2.02	563,800	910,900	910,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIZZO JR,WILLIA	58063-5		12/12/2011	FAMILY		1	No	No		
RIZZO JR,WILLIA	58063-3		12/12/2011	FAMILY		1	No	No		
RIZZO JR,WILLIA	58062-599		12/12/2011	FAMILY		1	No	No		
RIZZO WILLIAM J	58062-597		12/12/2011	FAMILY		1	No	No		
RIZZO JANE L &	47237-176		5/2/2005	FAMILY		1	No	No		ownership in 2 trusts see notes
RIZZO JANE L,	47237-172		5/2/2005	FAMILY		1	No	No		ownership in 2 trusts see notes
RIZZO JANE L,	47237-170		5/2/2005	FAMILY		1	No	No		
WILLIAM/JANE RI	19026-68		5/3/1988	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2008	3978	TEMPORAR		C				tent
7/26/2007	3734	TEMPORAR		C				30x60 tent 7/27 to
7/11/2006	3474	TEMPORAR		C				tent 7/28-7/30

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH
3/6/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

