



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VOLPE A GEORGE
Owner 2:	STEWART JANE E
Owner 3:	
Street 1:	52 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

PREVIOUS OWNER

Owner 1:	SACKNOFF ERIC J -
Owner 2:	SACKNOFF KATHLEEN S -
Street 1:	52 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2601

NARRATIVE DESCRIPTION

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1920, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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

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		1.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									48,390						48,400	
101	ONE FAM		0.55		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,300						3,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	747,200	11,700	4.000	848,500	1,607,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.15						/Parcel: 301.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	747,200	11700	4.	848,500	1,607,400	1,607,400	Year End Roll	9/28/2017
2017	101	FV	694,100	11700	4.	848,500	1,554,300	1,554,300	Year End Roll	9/29/2016
2016	101	FV	672,900	11700	4.	796,500	1,481,100	1,481,100	Year End Roll	1/14/2016
2015	101	FV	666,300	11700	4.	741,300	1,419,300	1,419,300	Year End	10/2/2014
2014	101	FV	674,000	11700	4.	731,700	1,417,400	1,417,400	Year End Roll	1/23/2014
2013	101	FV	659,300	11700	3.55	698,200	1,369,200	1,369,200	Year End Roll	10/25/2012
2012	101	FV	674,000	11700	3.55	718,200	1,403,900	1,403,900	Year End	1/26/2012
2011	101	FV	688,700	11700	3.55	764,600	1,465,000	1,465,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SACKNOFF ERIC J	46669-40		12/15/2005		1890000	No	No			
JUDITH EMMONS	17147-156		6/27/1986		740000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/4/2013	5570	WDK	19,000	C	5/6/2014			amend permit to co
9/25/2013	5562	MANUAL	14,000	C				Construct stairs w
9/20/2012	5168	SHED	5,000	C				make repairs to an
10/25/2007	3802	RENOVATI	125,940	C	6/12/2008			reno 2nd fl bed &
4/4/1994	440	MANUAL	15,000	C	8/31/1995			RESHING

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2014	MEAS/EXT INS	25	D ERSKINE
6/16/2008	CERT OF OCC	10	EARL MIDGLEY
6/12/2008	MEAS+INSPECTD	100	B MORGAN
9/22/2001	M&L COMPLETE	613	M COLE
3/14/1996	MEAS/EXT INS	606	J SMITH
8/31/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

