



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GNAZZO ANDREW
Owner 2:	GNAZZO TRINTJE A
Owner 3:	
Street 1:	56 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

**PREVIOUS OWNER**

Owner 1:	McKay - William
Owner 2:	McKay - Mary L
Street 1:	56 Sandy Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2601

**NARRATIVE DESCRIPTION**

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1830, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78407.6		SQUARE FE	PRIME SITE		0	9.96	1.014	R5									792,042						792,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,728,600		1.800	792,000	2,520,600
Total Card		1,728,600	1.800	792,000	2,520,600
Total Parcel		1,728,600	1.800	792,000	2,520,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 473.09		/Parcel: 473.09	

Legal Description	User Acct
1036	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
05/15/14	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,728,600	0	1.8	792,000	2,520,600	2,520,600	Year End Roll	9/28/2017
2017	101	FV	1,635,100	0	1.8	792,000	2,427,100	2,427,100	Year End Roll	9/29/2016
2016	101	FV	1,609,600	0	1.8	740,400	2,350,000	2,350,000	Year End Roll	1/14/2016
2015	101	FV	1,517,200	0	1.8	685,500	2,202,700	2,202,700	Year End	10/2/2014
2014	101	FV	1,093,500	0	1.8	675,900	1,769,400	1,769,400	Year End Roll	1/23/2014
2013	101	FV	1,019,100	0	1.74	649,600	1,668,700	1,668,700	Year End Roll	10/25/2012
2012	101	FV	1,019,100	0	1.74	669,300	1,688,400	1,688,400	Year End	1/26/2012
2011	101	FV	1,289,600	18300	1.74	714,900	2,022,800	2,022,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
McKay, William	1420-107		7/31/2012	CHD>SALE	1990000	No	No			death cert 1252 pg 35 cert#224385
LARSON SUSAN FO	1252-35		5/14/2002		2420000	No	No			
BRAASCH JOHN W,	1216-141		12/10/1999	CHD>SALE	1125000	No	No			
BRAASCH JOHN/NA	1086-8		9/19/1991	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/19/2013	5515	MANUAL	6,000	C				sheet metal work f
6/10/2013	5442	MANUAL	20,000	C	2/18/2014			construct a firepl
3/19/2013	5345	MANUAL	8,000	C				sheet metal work f
2/12/2013	5322	RENO-BAR	300,000	C	5/15/2014			additional work to
1/7/2013	5291	RENOVATI	295,000	C	6/12/2013			create bedroom, bt
12/20/2012	5285	RENO-BAR	50,000	C	5/15/2014			upgrade barn floor
11/15/2012	5237	RENOVATI	15,800	C	6/12/2013			interior demo only
7/29/2010	4537	RENOVATI	7,500	C				remove 2 rotted ba
12/14/2009	4353	ROOF		C				strip & re-roof dw
6/2/2004	2936	MANUAL	5,000	C	5/13/2005			repair sill on fro

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/15/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	D VELUTTI
6/19/2004	MEAS/EXT INS	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
6/12/2001	MEAS+INSPCTD	615	D VELUTTI
6/19/2000	MEAS+INSPCTD	611	P MULHERN
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

