



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAGE TR SUSAN F
Owner 2:	PAGE JR TR WALTER H
Owner 3:	SUSAN F PAGE REVOCABLE TRUST
Street 1:	58 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

PREVIOUS OWNER

Owner 1:	PAGE SUSAN F -
Owner 2:	-
Street 1:	58 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2601

NARRATIVE DESCRIPTION

This Parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, 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	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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.133		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									33,990						34,000	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,020						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	707,300	6,800	3.140	831,800	1,545,900	1037	0				
							GIS Ref				
							GIS Ref				
Total Card					707,300	6,800	3.140	831,800	1,545,900	Entered Lot Size	
Total Parcel					707,300	6,800	3.140	831,800	1,545,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			599.65	/Parcel:	599.65	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	707,300	6800	3.14	831,800	1,545,900	1,545,900	Year End Roll	9/28/2017
2017	101	FV	613,600	6800	3.14	831,800	1,452,200	1,452,200	Year End Roll	9/29/2016
2016	101	FV	588,500	6800	3.14	779,800	1,375,100	1,375,100	Year End Roll	1/14/2016
2015	101	FV	583,400	6800	3.14	724,600	1,314,800	1,314,800	Year End	10/2/2014
2014	101	FV	547,900	6800	3.14	715,000	1,269,700	1,269,700	Year End Roll	1/23/2014
2013	101	FV	537,800	6800	3.17	695,900	1,240,500	1,240,500	Year End Roll	10/25/2012
2012	101	FV	547,900	6800	3.17	715,900	1,270,600	1,270,600	Year End	1/26/2012
2011	101	FV	558,100	6800	3.17	762,300	1,327,200	1,327,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAGE SUSAN F,	1414-150		4/25/2012	FAMILY		1	No	No		
PAGE WALTER H J	1240-52		7/25/2001	CONVENIENC		10	No	No		
ELEANOR PALMER	906-177		6/30/1978		114000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2016	6655	SHEET MT	3,500	C				Sheet metal work f

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	613	M COLE
3/13/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.13955	Total SF/SM:	136758.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	831,810	Spl Credit	Total:	831,800
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