



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLANCHFIELD PAUL M
Owner 2:	BLANCHFIELD REBECCA S
Owner 3:	
Street 1:	61 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OSUR - STACY G
Owner 2:	-
Street 1:	PO BOX 6348
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1880, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 7 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.16343		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									4,903						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,051,400	2,300	2.000	900,100	1,953,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			427.83		/Parcel: 427.83		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,051,400	2300	2.	900,100	1,953,800	1,953,800	Year End Roll	9/28/2017
2017	101	FV	1,249,600	2300	2.	900,100	2,152,000	2,152,000	Year End Roll	9/29/2016
2016	101	FV	1,230,500	2300	2.	873,700	2,106,500	2,106,500	Year End Roll	1/14/2016
2015	101	FV	1,162,700	2300	2.	809,700	1,974,700	1,974,700	Year End	10/2/2014
2014	101	FV	993,400	400	2.	796,900	1,790,700	1,790,700	Year End Roll	1/23/2014
2013	101	FV	967,500	400	1.83	767,200	1,735,100	1,735,100	Year End Roll	10/25/2012
2012	101	FV	967,500	400	1.83	793,100	1,761,000	1,761,000	Year End	1/26/2012
2011	101	FV	1,048,800	400	1.83	846,900	1,896,100	1,896,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OSUR,STACY G	68530-509		12/5/2016		1950000	No	No			
GILBERT KEITH M	41746-525		1/7/2004	CONVENIENC		1	No	No		
ENGLAND, DANIEL	25735-418		10/16/1995		1000000	No	No			
K. KUHNS-DIMANE	21061-81		3/25/1991		785000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2018	7096	WINDOWS	32,000	C				Install 19 new Mar
1/30/2017	6666	RENOVATI	13,000	O				Remodel an existin
9/16/2013	5547	MANUAL	20,000	C				repair chimney & f
5/1/2013	5391	MANUAL	350	C				sheet metal work t
4/22/2013	5382	RENOVATI	26,000	C				reno living room
1/24/2013	5310	RENOVATI	23,000	C	5/29/2015			reno master bth
3/3/1999	1650	RENO-ADD	150,000	C	5/29/1999			6/12/00 100%
3/13/1997	1144-97	ROOF	10,000	C	6/3/1997			
8/10/1993	308	WDK	7,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
6/18/2013	MEAS/EXT INS	25	D ERSKINE
10/30/2008	MEAS+INSPCTD	100	B MORGAN
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	P MULHERN
5/29/1999	MEAS/EXT INS	602	D TUCKER
6/3/1997	MEAS/EXT INS	602	D TUCKER
3/6/1996	MEAS/EXT INS	606	J SMITH
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

