



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLMANN WERNER S
Owner 2:	WILLMANN MARGARET M
Owner 3:	
Street 1:	45 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2600 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1854, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		0.713		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									21,390						21,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	747,600	600	2.550	818,200	1,566,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.49						/Parcel: 310.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	747,600	400	2.55	818,200	1,566,200	1,566,200	Year End Roll	9/28/2017
2017	101	FV	741,800	400	2.55	818,200	1,560,400	1,560,400	Year End Roll	9/29/2016
2016	101	FV	721,500	400	2.55	766,200	1,488,100	1,488,100	Year End Roll	1/14/2016
2015	101	FV	681,400	400	2.55	711,000	1,392,800	1,392,800	Year End	10/2/2014
2014	101	FV	652,700	400	2.55	701,400	1,354,500	1,354,500	Year End Roll	1/23/2014
2013	101	FV	635,500	400	2.55	681,400	1,317,300	1,317,300	Year End Roll	10/25/2012
2012	101	FV	635,500	400	2.55	701,400	1,337,300	1,337,300	Year End	1/26/2012
2011	101	FV	686,300	400	2.55	747,800	1,434,500	1,434,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10659-279		10/19/1964		25000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2012	5240	ROOF	15,000	C				strip & re-roof ga
7/5/2001	2293	MANUAL	150,000	C	5/25/2002			garage, remodel be

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	M COLE
9/22/2001	M&L COMPLETE	613	M COLE
3/6/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

