



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLEYSTEN MARCUS
Owner 2:	GLEYSTEN JUDITH
Owner 3:	
Street 1:	39 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DANIELS JANET B -
Owner 2:	-
Street 1:	PO BOX 6206
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773 6206

NARRATIVE DESCRIPTION

This Parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD SHING Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									9,390						9,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	582,000		2.150	806,200	1,388,200	1/8 interest in common land parcels 44-4-0 and 44-4-6	
Total Card	582,000		2.150	806,200	1,388,200	Entered Lot Size	
Total Parcel	582,000		2.150	806,200	1,388,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		416.63	/Parcel:	416.63	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	582,000	0	2.15	806,200	1,388,200	1,388,200	Year End Roll	9/28/2017
2017	101	FV	572,500	0	2.15	806,200	1,378,700	1,378,700	Year End Roll	9/29/2016
2016	101	FV	556,700	0	2.15	754,200	1,310,900	1,310,900	Year End Roll	1/14/2016
2015	101	FV	542,800	0	2.15	699,000	1,241,800	1,241,800	Year End	10/2/2014
2014	101	FV	563,200	2700	2.15	689,400	1,255,300	1,255,300	Year End Roll	1/23/2014
2013	101	FV	552,300	2700	2.15	669,400	1,224,400	1,224,400	Year End Roll	10/25/2012
2012	101	FV	571,300	2700	2.15	689,400	1,263,400	1,263,400	Year End	1/26/2012
2011	101	FV	602,100	2700	2.15	735,800	1,340,600	1,340,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANIELS JANET B	45431-112		6/21/2005		1424000	No	No			
DANIELS, BRUCE	25491-512		7/17/1995	CONVENIENC	0	No	No			
CHARLES Y WADSW	13761-152		8/13/1979		265300	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/3/2006	3557	RENOVATI	15,000	C	5/25/2007			finish existing ar
7/31/2006	3484	RENOVATI	530,240	C				reno. to inter;rem
9/29/1995	822-95	MANUAL	29,500	C	5/13/1996			R-PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS+INSPCTD	100	B MORGAN
11/12/2005	ENTRY DENIED	615	D VELUTTI
9/22/2001	M&L COMPLETE	613	M COLE
3/18/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

