



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHESWORTH RICHARD
Owner 2:	CHESWORTH CHRISTINE A
Owner 3:	
Street 1:	35 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VEAGUE - JOHN R
Owner 2:	VEAGUE - HEATHER B
Street 1:	35 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-

NARRATIVE DESCRIPTION

This Parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,890						34,900	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	902,000	1,700	3.120	832,400	1,736,100	7/8 interest in common land parcels 44-4-0 and 44-4-6
Total Card		902,000	1,700	3.120	832,400	1,736,100
Total Parcel		902,000	1,700	3.120	832,400	1,736,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		437.17	/Parcel:	437.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	902,000	1700	3.12	832,400	1,736,100	1,736,100	Year End Roll	9/28/2017
2017	101	FV	800,700	1700	3.12	832,400	1,634,800	1,634,800	Year End Roll	9/29/2016
2016	101	FV	767,400	1700	3.12	780,400	1,549,500	1,549,500	Year End Roll	1/14/2016
2015	101	FV	747,400	1700	3.12	725,200	1,474,300	1,474,300	Year End	10/2/2014
2014	101	FV	692,500	1700	3.12	715,600	1,409,800	1,409,800	Year End Roll	1/23/2014
2013	101	FV	679,000	1700	3.12	695,600	1,376,300	1,376,300	Year End Roll	10/25/2012
2012	101	FV	692,500	1700	3.12	715,600	1,409,800	1,409,800	Year End	1/26/2012
2011	101	FV	705,900	1700	3.12	762,000	1,469,600	1,469,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VEAGUE,JOHN R	71428-533		8/3/2018		1885000	No	No			
MAY,LINDA C	62170-520		7/2/2013		1575000	No	No			
MAY, JAMES W.,	27081-051		2/21/1997	CONVENIENC	0	No	No			
NORMA T. GREEN	13829-627		11/2/1979		298300	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/6/2017	6791	RENOVATI	115,000	O	4/3/2018			Remodel bathroom
5/1/2014	5732	RENO-ADD	140,000	C	5/29/2015			Add and remodel fa
1/30/2014	5639	MANUAL	580	C				sheet metal work f
1/24/2014	5634	RENOVATI	22,000	C	5/7/2014			kitchen remodel
10/16/2013	5576	MANUAL	125	C				sheet metal work f
9/10/2013	5546	RENOVATI	5,500	C	2/21/2014			remodel existing l
7/6/1995	758-95	MANUAL		C	3/13/1996			D POOL

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/7/2014	MEAS/EXT INS	25	D ERSKINE
3/20/2014	SALES INSP	618	G BOURGAULT
7/29/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	613	M COLE
3/12/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

