



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STASON TR WILLIAM B
Owner 2:	STASON TR SUSAN B
Owner 3:	STASON REALTY TRUST
Street 1:	29 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2006 Type:

PREVIOUS OWNER

Owner 1:	STASON - WILLIAM B
Owner 2:	STASON - SUSAN B
Street 1:	29 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2006

NARRATIVE DESCRIPTION

This Parcel contains 2.317 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.48		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									2,880						2,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	490,400	35,000	2.317	799,700	1,325,100	1/8 interest in common land parcels 44-4-0 and 44-4-6	0
							GIS Ref
							GIS Ref
Total Card	490,400	35,000	2.317	799,700	1,325,100	Entered Lot Size	
Total Parcel	490,400	35,000	2.317	799,700	1,325,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		397.02	/Parcel:	397.02	Insp Date
						Land Unit Type:	02/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	490,400	35000	2.317	799,700	1,325,100	1,325,100	Year End Roll	9/28/2017
2017	101	FV	472,600	34700	2.317	799,700	1,307,000	1,307,000	Year End Roll	9/29/2016
2016	101	FV	463,000	34700	2.317	747,700	1,245,400	1,245,400	Year End Roll	1/14/2016
2015	101	FV	434,300	34700	2.317	692,500	1,161,500	1,161,500	Year End	10/2/2014
2014	101	FV	413,700	34700	2.317	682,900	1,131,300	1,131,300	Year End Roll	1/23/2014
2013	101	FV	401,400	34700	2.317	662,900	1,099,000	1,099,000	Year End Roll	10/25/2012
2012	101	FV	401,400	34700	1.377	629,100	1,065,200	1,065,200	Year End	1/26/2012
2011	101	FV	421,900	34700	1.377	672,000	1,128,600	1,128,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STASON,WILLIAM	64638-445		12/10/2014	FAMILY	10	No	No			
ROBERT MATTHEWS	12556-553		11/21/1973		105000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

