



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARGREAVES HEALD GEOFFREY
Owner 2:	HARGREAVES HEALD BROOKE
Owner 3:	
Street 1:	24 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2005 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.459 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1895, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		0.152		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,560						4,600	
101	ONE FAM		1.47		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									8,820						8,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	693,700		3.459	810,200	1,503,900
Total Card		693,700	3.459	810,200	1,503,900
Total Parcel		693,700	3.459	810,200	1,503,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 428.22		/Parcel: 428.22	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/13/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	693,700	0	3.459	810,200	1,503,900	1,503,900	Year End Roll	9/28/2017
2017	101	FV	674,600	0	6.34	872,900	1,547,500	1,547,500	Year End Roll	9/29/2016
2016	101	FV	661,400	0	6.34	820,900	1,482,300	1,482,300	Year End Roll	1/14/2016
2015	101	FV	623,900	0	6.34	765,700	1,389,600	1,389,600	Year End	10/2/2014
2014	101	FV	597,200	0	6.34	756,100	1,353,300	1,353,300	Year End Roll	1/23/2014
2013	101	FV	581,200	0	5.9	722,900	1,304,100	1,304,100	Year End Roll	10/25/2012
2012	101	FV	581,200	0	5.9	742,900	1,324,100	1,324,100	Year End	1/26/2012
2011	101	FV	607,900	0	5.9	789,300	1,397,200	1,397,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAYBELLE ROGERS	19433-328		10/28/1988		590000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2006	3482	ROOF		C				strip & re-roof
9/29/2003	2780	MANUAL	6,600	C	5/15/2004			new window opening
8/30/2000	2064	RENOVATI	10,000	C	6/15/2001			kitchen
6/5/2000	1994	RENOVATI	30,000	C	6/15/2001			REMODEL PORCH AND
6/5/2000	1993	DEMOLITI		C	6/15/2001			porch

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/9/2008	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	D VELUTTI
3/30/2002	MEAS+INSPCTD	615	D VELUTTI
6/15/2001	MEAS+INSPCTD	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

