

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAKER CALEB S
Owner 2:	BAKER SUZANNE M
Owner 3:	
Street 1:	225 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1802 Type:

PREVIOUS OWNER

Owner 1:	PRANGE - JONATHAN
Owner 2:	SHERLOCK - SARAH P
Street 1:	225 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1802

NARRATIVE DESCRIPTION

This Parcel contains 2.53 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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	6.35	1.000	R2									508,000						508,000	
101	ONE FAM		0.693		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									20,790						20,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	248,400		2.530	528,800	777,200
Total Card	248,400		2.530	528,800	777,200
Total Parcel	248,400		2.530	528,800	777,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		351.67	/Parcel: 351.67

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/21/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	234,600	0	2.53	512,000	746,600	746,600	Create Final value 2019	6/4/2019
2018	101	FV	234,600	0	2.53	512,000	746,600	746,600	Year End Roll	9/28/2017
2017	101	FV	228,700	0	2.53	497,600	726,300	726,300	Year End Roll	9/29/2016
2016	101	FV	224,700	0	2.53	497,600	722,300	722,300	Year End Roll	1/14/2016
2015	101	FV	222,800	0	2.53	424,800	647,600	647,600	Year End	10/2/2014
2014	101	FV	209,000	0	2.53	556,800	765,800	765,800	Year End Roll	1/23/2014
2013	101	FV	259,800	0	2.53	540,800	800,600	800,600	Year End Roll	10/25/2012
2012	101	FV	264,600	0	2.53	560,800	825,400	825,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PRANGE,JONATHAN	72441-84		4/10/2019		810000	No	No	
HALPERN,BETSEY	61530-234		4/2/2013		641000	No	No	
CARLSON, CHRIST	15684-3		7/16/1984		259650	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/5/1996	1036-96	MANUAL	22,000	C	6/3/1997			REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2013	MEAS+INSPCTD	618	G BOURGAULT
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	
6/3/1997	MEAS/EXT INS	602	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	14 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	17:10:41

LAST REV

Date	Time
04/12/19	13:20:36

blakeley  
757

