



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MECSAS MICHAEL E
 Owner 2: MECSAS MARY J
 Owner 3:
 Street 1: 220 SANDY POND RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1801 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	258,700		2.000	668,900	927,600
Total Card		258,700	2.000	668,900	927,600
Total Parcel		258,700	2.000	668,900	927,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 356.92		/Parcel: 356.92	

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

Insp Date	11/17/16
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	251,500	0	2.	651,300	902,800	902,800	Create Final value 2019	6/4/2019
2018	101	FV	251,500	0	2.	651,300	902,800	902,800	Year End Roll	9/28/2017
2017	101	FV	244,200	0	2.	644,900	889,100	889,100	Year End Roll	9/29/2016
2016	101	FV	244,200	0	2.	626,500	870,700	870,700	Year End Roll	1/14/2016
2015	101	FV	235,000	0	2.	580,100	815,100	815,100	Year End	10/2/2014
2014	101	FV	232,600	0	2.	540,900	773,500	773,500	Year End Roll	1/23/2014
2013	101	FV	228,000	0	2.	524,900	752,900	752,900	Year End Roll	10/25/2012
2012	101	FV	228,000	0	2.	544,900	772,900	772,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUY L. FOUGERE	12465-87		6/27/1973		81500	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS+INSPCTD	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
10/3/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

Total AC/HA:	1.99955	Total SF/SM:	87100.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	668,890	Spl Credit	Total:	668,900
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