



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COLE ANDREW J
Owner 2:	COLE HOLLY BR
Owner 3:	
Street 1:	228 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Influ	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		0.453		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,590						13,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	453,900	33,600	2.290	677,600	1,165,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 296.86						/Parcel: 296.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	446,500	33600	2.29	660,000	1,140,100	1,140,100	Create Final value 2019	6/4/2019
2018	101	FV	435,300	30900	2.29	660,000	1,126,200	1,126,200	Year End Roll	9/28/2017
2017	101	FV	427,900	30900	2.29	653,600	1,112,400	1,112,400	Year End Roll	9/29/2016
2016	101	FV	424,100	30900	2.29	635,200	1,090,200	1,090,200	Year End Roll	1/14/2016
2015	101	FV	412,900	30900	2.29	588,800	1,032,600	1,032,600	Year End	10/2/2014
2014	101	FV	383,000	30900	2.29	549,600	963,500	963,500	Year End Roll	1/23/2014
2013	101	FV	375,600	30900	2.29	533,600	940,100	940,100	Year End Roll	10/25/2012
2012	101	FV	375,600	30900	2.29	553,600	960,100	960,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ASAFF PATRICIA	22191-326		7/7/1992		370000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/31/2015	6042	RENOVATI	25,000	C	3/8/2016			Remodel bathroom a
10/19/2001	2373	MANUAL	345,000	C	6/29/2002			bld porch & make g

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPECTD	613	
9/29/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPECTD	606	
9/14/1995	ABATE-INSPEC	600	
6/14/1994	FIELDREV CHG	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	2 - PLASTER	50%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

INTERIOR INFORMATION

Phys Cond:	VG - Very Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.6%

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	24x32	G	AV	2002	45.00	T	10.5	101			30,900			30,900
19	PATIO	D	Y	1	30x15	A	AV	2010	7.00	T	15	101			2,700			2,700

More:	N	Total Yard Items:	33,600	Total Special Features:		Total:	33,600
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BATH FEATURES

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Basic \$ / SQ:	92.00
Size Adj.:	0.94450206
Const Adj.:	1.01999998
Adj \$ / SQ:	88.632
Other Features:	84874
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	531549
Depreciation:	77606
Depreciated Total:	453943

CALC SUMMARY

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:									
AvRate:									
Ind.Val: 842895.5734									
Juris. Factor:									
Val/Su Fin: 115.64									
Special Features: 0									
Val/Su Net: 85.95									
Final Total: 453900									
Val/Su SzAd: 147.14									

COMMENTS

Blank area for comments.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	10	BR:	4	Baths:	3	HB:	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

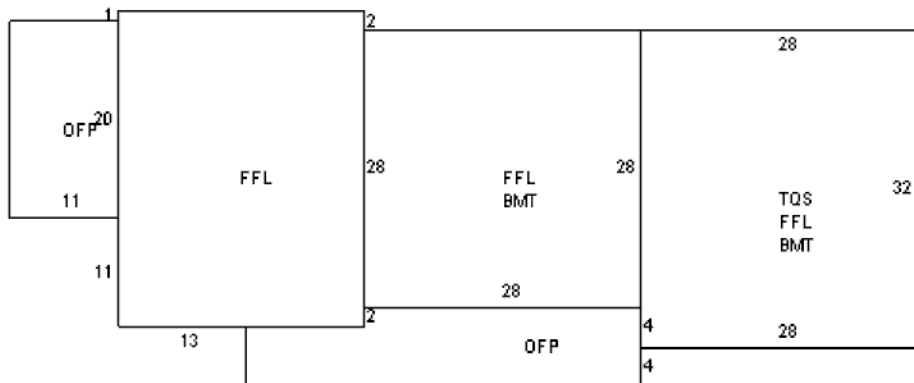
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		10	4	1
Totals				
1		10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,480	88.630	219,808	
BMT	BASEMENT	1,680	33.240	55,838	
TQS	3/4 STORY	605	88.630	53,605	
OFFP	OPEN PORCH	516	15.000	7,740	
Net Sketched Area:		5,281	Total:	336,991	
Size Ad	3084.7999	Gross Area	5572	FinArea	3925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0
TQS	90				0

IMAGE

AssessPro Patriot Properties, Inc

