



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GOODMAN BRUCE G
Owner 2:	SHAW LINDA S
Owner 3:	
Street 1:	215 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1802 Type:

**PREVIOUS OWNER**

Owner 1:	MUNDT KEVIN A -
Owner 2:	MUNDT JAYNE R -
Street 1:	215 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1802

**NARRATIVE DESCRIPTION**

This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily CLAPBOARD 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 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		0.203		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,090						6,100	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,200						1,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	783,100		2.240	671,300	1,454,400	563	0
							GIS Ref
							GIS Ref
Total Card	783,100		2.240	671,300	1,454,400	Entered Lot Size	
Total Parcel	783,100		2.240	671,300	1,454,400	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 330.00		/Parcel: 330.00		Land Unit Type:		Insp Date
							11/17/16

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	798,600	0	2.24	653,700	1,452,300	1,452,300	Create Final value 2019	6/4/2019
2018	101	FV	798,600	0	2.24	653,700	1,452,300	1,452,300	Year End Roll	9/28/2017
2017	101	FV	744,900	0	2.24	647,300	1,392,200	1,392,200	Year End Roll	9/29/2016
2016	101	FV	729,700	0	2.24	628,900	1,358,600	1,358,600	Year End Roll	1/14/2016
2015	101	FV	710,200	0	2.24	582,500	1,292,700	1,292,700	Year End	10/2/2014
2014	101	FV	658,100	0	2.24	543,300	1,201,400	1,201,400	Year End Roll	1/23/2014
2013	101	FV	645,100	0	2.24	527,300	1,172,400	1,172,400	Year End Roll	10/25/2012
2012	101	FV	645,100	0	2.24	547,300	1,192,400	1,192,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUNDT KEVIN A,	33246-177		7/13/2001		1200000	No	No			
COUNTRYSIDE CON	19525-225		12/12/1988		840000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/1994	555-94	MANUAL	10,000	C	8/31/1995			DORMER

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
3/14/1996	MEAS/EXT INS	606	
8/31/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.23955	Total SF/SM:	97554.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	671,290	Spl Credit		Total:	671,300
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