



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORNEAU TODD
Owner 2:	MORNEAU SARA
Owner 3:	
Street 1:	213 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SAMUEL - SHAWN
Owner 2:	MCPHERSON - CHRISTINA
Street 1:	213 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		0.293		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,790						8,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	649,900		2.130	672,800	1,322,700	3546	0			
							GIS Ref			
							GIS Ref			
Total Card					649,900	2.130	672,800	1,322,700	Entered Lot Size	
Total Parcel					649,900	2.130	672,800	1,322,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		293.84	/Parcel:	293.84	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	630,600	0	2.13	655,200	1,285,800	1,285,800	Create Final value 2019	6/4/2019
2018	101	FV	843,400	1400	2.13	655,200	1,500,000	1,500,000	Year End Roll	9/28/2017
2017	101	FV	792,400	1400	2.13	648,800	1,442,600	1,442,600	Year End Roll	9/29/2016
2016	101	FV	776,500	1400	2.13	630,400	1,408,300	1,408,300	Year End Roll	1/14/2016
2015	101	FV	756,500	1400	2.13	584,000	1,341,900	1,341,900	Year End	10/2/2014
2014	101	FV	703,200	1400	2.13	544,800	1,249,400	1,249,400	Year End Roll	1/23/2014
2013	101	FV	689,800	1400	2.13	528,800	1,220,000	1,220,000	Year End Roll	10/25/2012
2012	101	FV	689,800	1400	2.13	548,800	1,240,000	1,240,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAMUEL,SHAWN	69728-211		8/4/2017		1250000	No	No			
REYNOLDS JOHN M	53680-371		10/15/2009		1257500	No	No			
REYNOLDS JOHN M	33837-428		10/16/2001	CONVENIENC	100	No	No			
JACOBS RICHARD	30495-252		8/2/1999		1260000	No	No			
COUNTRYSIDE CON	19740-155		4/4/1989		950000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/29/2015	6179	ROOF	40,000	C				Strip and re-roof
12/14/2000	2149	HOT TUB		C	6/5/2001			
12/14/2000	2148	GARAGE		C	6/5/2001			6/5/0115%

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	MEAS+INSPCTD	618	G BOURGAULT
9/17/2009	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	
9/29/2001	M&L COMPLETE	613	
6/5/2001	MEAS/EXT INS	615	
3/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

