



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STYLES KEVIN
Owner 2:	STYLES NANCY
Owner 3:	
Street 1:	203 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1802 Type:

**PREVIOUS OWNER**

Owner 1:	KEARNEY J KENNETH -
Owner 2:	KEARNEY NANCY O -
Street 1:	203 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1802

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:				Topo		
D				Street	1	PAVED
s				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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,938,900	3,600	1.900	665,900	2,608,400	571	0				
							GIS Ref				
							GIS Ref				
Total Card					1,938,900	3,600	1.900	665,900	2,608,400	Entered Lot Size	
Total Parcel					1,938,900	3,600	1.900	665,900	2,608,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			346.95	/Parcel:	346.95	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	2,115,200	3600	1.9	648,300	2,767,100	2,767,100	Create Final value 2019	6/4/2019
2018	101	FV	2,115,200	3600	1.9	648,300	2,767,100	2,767,100	Year End Roll	9/28/2017
2017	101	FV	2,012,400	3600	1.9	641,900	2,657,900	2,657,900	Year End Roll	9/29/2016
2016	101	FV	1,976,600	3600	1.9	623,500	2,603,700	2,603,700	Year End Roll	1/14/2016
2015	101	FV	1,926,000	3600	1.9	577,100	2,506,700	2,506,700	Year End	10/2/2014
2014	101	FV	1,791,200	3600	1.9	537,900	2,332,700	2,332,700	Year End Roll	1/23/2014
2013	101	FV	1,757,600	3600	1.85	520,400	2,281,600	2,281,600	Year End Roll	10/25/2012
2012	101	FV	1,714,100	3600	1.85	540,400	2,258,100	2,258,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEARNEY J KENNE	1226-103		8/28/2000		1850000	No	No			
KEARNEY, J. KEN	1130-199		8/15/1994	FAMILY		1	No	No		
MUCCHETTI STEPH	1112-199		7/2/1993		870000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/27/2017	6920	MANUAL	2,450	C				Insulate one room
8/3/1993	303	RENOVATI	20,000	C	12/9/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
10/8/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPCTD	606	
7/7/1995	INSPECTED	600	
6/14/1994	FIELDREV CHG	600	
12/9/1993	INSPECTED	600	
12/6/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

