

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SUSSMAN TR HENRI-ANN
Owner 2:	
Owner 3:	HENRI-ANN SUSSMAN 2000 TRUST
Street 1:	196 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2605 Type:

PREVIOUS OWNER

Owner 1:	SUSSMAN JOSEPH -
Owner 2:	SUSSMAN HENRI-ANN -
Street 1:	196 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2605

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infru	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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	350,200	2,700	1.890	665,600	1,018,500
Total Card	350,200	2,700	1.890	665,600	1,018,500
Total Parcel	350,200	2,700	1.890	665,600	1,018,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		289.71	/Parcel: 289.71

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	07/31/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	330,000	2700	1.89	648,000	980,700	980,700	Create Final value 2019	6/4/2019
2018	101	FV	330,000	2700	1.89	648,000	980,700	980,700	Year End Roll	9/28/2017
2017	101	FV	321,300	2700	1.89	641,600	965,600	965,600	Year End Roll	9/29/2016
2016	101	FV	315,400	900	1.89	623,200	939,500	939,500	Year End Roll	1/14/2016
2015	101	FV	296,600	900	1.89	576,800	874,300	874,300	Year End	10/2/2014
2014	101	FV	277,000	900	1.89	537,600	815,500	815,500	Year End Roll	1/23/2014
2013	101	FV	271,400	900	1.89	521,600	793,900	793,900	Year End Roll	10/25/2012
2012	101	FV	277,000	900	1.89	541,600	819,500	819,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SUSSMAN JOSEPH,	1389-105		9/2/2010	FAMILY		1	No	No		
DONALD C. CARRO	825-166		9/28/1972		76000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/14/2015	6249	ROOF	16,794	C	2/29/2016			Strip & re-roof ho
6/9/2015	6105	SHED	3,500	C				Install shed 140 s
10/3/2014	5931	RENOVATI	25,000	C	11/20/2014			playroom remodel o

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2015	PERMIT VISIT	618	G BOURGAULT
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
3/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	26 6 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	17:48:36

LAST REV

Date	Time
08/21/19	13:38:56

blakeley
1044

