



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WATSON CHRISTOPHER T
Owner 2:	LIM WATSON MICHELLE
Owner 3:	
Street 1:	164 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ZEE MOLLY B TR -
Owner 2:	PRUDENCE ZEE LIM -
Street 1:	90 HAMILTON ST 2ND FLOOR
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02139 4525

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2011, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		69696		SQUARE FE	PRIME SITE		0	7.	1.103	R3									538,362						538,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	585,100		1.600	538,400	1,123,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 292.16			/Parcel: 292.16	Insp Date
						Land Unit Type:	06/12/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	567,600	0	1.6	521,400	1,089,000	1,089,000	Create Final value 2019	6/4/2019
2018	101	FV	567,600	0	1.6	521,400	1,089,000	1,089,000	Year End Roll	9/28/2017
2017	101	FV	557,800	0	1.6	492,200	1,050,000	1,050,000	Year End Roll	9/29/2016
2016	101	FV	544,800	0	1.6	477,600	1,022,400	1,022,400	Year End Roll	1/14/2016
2015	101	FV	530,200	0	1.6	442,200	972,400	972,400	Year End	10/2/2014
2014	101	FV	475,200	0	1.6	396,100	871,300	871,300	Year End Roll	1/23/2014
2013	101	FV	438,400	0	1.6	384,500	822,900	822,900	Year End Roll	10/25/2012
2012	101	FV	108,300	0	1.6	423,000	531,300	531,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZEE MOLLY B TR,	46689-248		12/20/2005	FAMILY	345000	No	No			
RUSSELL MAHAN	17809-393		1/27/1987		246000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/4/2013	5357	RENOVATI	500	C	5/7/2014			amend permit to co
3/19/2013	5346	RENOVATI	70,000	C	6/12/2013			fin bmt, bath, lau
4/11/2012	5015	MANUAL		C				modify existin gpe
11/10/2012	4965	MANUAL	15,000	C				duck work for hydr
8/25/2011	4833	NEW HOME	630,000	C	10/19/2012			Perm cert of occ
6/21/2011	4767	DEMOLITI		C				demo dwelling & co
6/3/2010	4475	TEMPORAR		C				tent 6/5 to 6/5
11/22/2005	3323	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	MEAS+INSPCTD	25	D ERSKINE
1/7/2010	MEAS+INSPCTD	100	
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	ENTRY DENIED	613	
3/13/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	2011 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:	2 - SOFTWOOD	
Bsmnt Gar:	2	
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	4 - RADIANT HW	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.94749832
Const Adj.:	1.04039991
Adj \$ / SQ:	90.692
Other Features:	84846
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	585062
Depreciation:	0
Depreciated Total:	585062

COMMENTS

INCLUDES 38-8.04 (.23 AC)

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:	6	BR:	4	Baths:	3	HB:	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 239100.0000

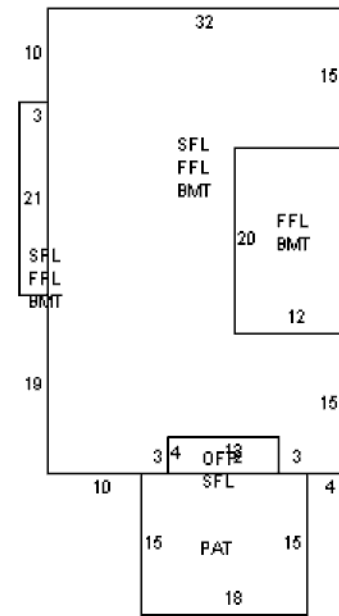
Juris. Factor: Val/Su Fin: 152.13

Special Features: 0 Val/Su Net: 117.70

Final Total: 585100 Val/Su SzAd: 192.59

PARCEL ID

125 8 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,615	34.010	54,925	
FFL	1ST FLOOR	1,615	90.690	146,467	
SFL	2ND FLOOR	1,423	90.690	129,054	
PAT	PATIO	270	7.000	1,890	
OFP	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,971	Total:	333,056	
Size Ad	3038	Gross Area	4971	FinArea	3846

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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