



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KASPUTYS MARILYN
Owner 2:	KASPUTYS JOSEPH E
Owner 3:	
Street 1:	148 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KASPUTYS JOSEPH E -
Owner 2:	PRIMARK CORP -
Street 1:	1000 WINTER ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02154-1248

**NARRATIVE DESCRIPTION**

This Parcel contains 5.252 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1995, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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 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	14.	1.000	R7									1,120,000						1,120,000	
101	ONE FAM		3.195		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									95,850						95,900	
101	ONE FAM		0.22		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									6,600						6,600	1/3 interest in RO

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,858,500	9,700	5.252	1,222,500	3,090,700	Land area = 1/3 interest in ROW (parcel 38-8-5) .22 acres	0
							GIS Ref
							GIS Ref
Total Card	1,858,500	9,700	5.252	1,222,500	3,090,700	Entered Lot Size	
Total Parcel	1,858,500	9,700	5.252	1,222,500	3,090,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		494.04	/Parcel:	494.04	Insp Date
						Land Unit Type:	01/05/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,026,800	9700	5.252	1,259,300	3,295,800	3,295,800	Create Final value 2019	6/4/2019
2018	101	FV	2,026,800	9700	5.252	1,259,300	3,295,800	3,295,800	Year End Roll	9/28/2017
2017	101	FV	1,893,300	9700	5.252	1,259,300	3,162,300	3,162,300	Year End Roll	9/29/2016
2016	101	FV	1,858,800	9700	5.252	1,225,700	3,094,200	3,094,200	Year End Roll	1/14/2016
2015	101	FV	1,808,700	9700	5.252	1,206,500	3,024,900	3,024,900	Year End	10/2/2014
2014	101	FV	1,675,200	9700	5.252	1,190,500	2,875,400	2,875,400	Year End Roll	1/23/2014
2013	101	FV	1,641,800	9700	5.252	1,158,500	2,810,000	2,810,000	Year End Roll	10/25/2012
2012	101	FV	1,511,500	9700	5.252	1,350,500	2,871,700	2,871,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KASPUTYS JOSEPH	31623-99		7/20/2000	CONVENIENC		0	No	No		
KOLOW, RICHARD	27132-100		3/14/1997		1775000	No	No			
KANE, PATRICIA	25619-319		8/31/1995	CHD>SALE	675000	No	No		INC.1/3 R/W	
DUPONT EMILE	22869-531		1/29/1993	CHD>SALE	557000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2008	4047	ROOF		C				strip & re-roof
9/29/1995	825-95	RENOVATI	500,000	C	6/12/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L EXTERIOR	613	
6/12/1996	MEAS+INSPCTD	600	
3/13/1996	MEAS+INSPCTD	606	
7/7/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
12/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

