

Town Of Lincoln



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	344,600	8,800	1.490	528,300	881,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 343.56						/Parcel: 343.56	

OWNERSHIP

Owner 1:	ROBERTS TR GEORGE T
Owner 2:	ROBERTS TR MARY T
Owner 3:	GEORGE T ROBERTS LIVING TRUST
Street 1:	174 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 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	328,000	8800	1.49	511,700	848,500	848,500	Create Final value 2019	6/4/2019
2018	101	FV	328,000	8800	1.49	511,700	848,500	848,500	Year End Roll	9/28/2017
2017	101	FV	324,900	8800	1.49	483,000	816,700	816,700	Year End Roll	9/29/2016
2016	101	FV	314,100	8800	1.49	468,700	791,600	791,600	Year End Roll	1/14/2016
2015	101	FV	311,000	8800	1.49	434,000	753,800	753,800	Year End	10/2/2014
2014	101	FV	298,900	8800	1.49	388,700	696,400	696,400	Year End Roll	1/23/2014
2013	101	FV	292,800	8800	1.49	377,400	679,000	679,000	Year End Roll	10/25/2012
2012	101	FV	292,800	8800	1.49	408,500	710,100	710,100	Year End	1/26/2012

PREVIOUS OWNER

Owner 1:	Roberts - George T
Owner 2:	Roberts - Mary T
Street 1:	174 Sandy Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Roberts,George	60276-385		10/18/2012	FAMILY		1	No	No		
CREATIVE DEVELO	31289-145		4/6/2000		450000	No	No			
GRIM WILLIAM M	31168-295		2/9/2000	SUBSEQUENT S	350000	No	No			
JOHN STERNER	8786-2		8/4/1956		3800	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2002	2466	RENO-ADD	190,000	C	5/15/2004			add of 706 sq ft &

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/4/2008	MEAS+INSPECTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPECTD	613	
11/10/2001	M&L COMPLETE	613	
3/7/1996	MEAS+INSPECTD	606	
8/14/1995	ABATE-INSPEC	605	BOA

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		64904		SQUARE FE	PRIME SITE		0	7.	1.163	R3									528,298						528,300	

Total AC/HA:	1.48999	Total SF/SM:	64903.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	528,298	Spl Credit	Total:	528,300
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