



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DECORDOVA MUSEUM
Owner 2:	
Owner 3:	
Street 1:	51 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DECORDOVA MUSEUM -
Owner 2:	-
Street 1:	51 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as N/A with a(n) OFFICE Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
903	MUNICIPAL		217800		SQUARE FE	PRIME SITE		0	11.5	0.557	R6									1,395,410	431	1				1,395,400	
903	MUNICIPAL		15		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									450,000						450,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
431			0.050	13,954	13,954
903	559,300	195,600	19.950	1,831,446	2,586,346
Total Card		559,300	195,600	20.000	1,845,400
Total Parcel		20,415,800	214,600	20.000	1,845,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		399.73	/Parcel: 563.87

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	094	FV	21,137,100	201200	20.	1,807,800	23,146,100	23,146,100	Create Final value 2019	6/4/2019
2018	094	FV	21,137,100	201200	20.	1,807,800	23,146,100	23,146,100	Year End Roll	9/28/2017
2017	094	FV	19,637,600	201200	20.	1,807,800	21,646,600	21,646,600	Year End Roll	9/29/2016
2016	094	FV	17,799,800	201200	20.	1,767,800	19,768,800	19,768,800	Year End Roll	1/14/2016
2015	094	FV	16,686,700	201200	20.	1,670,700	18,558,600	18,558,600	Year End	10/2/2014
2014	094	FV	16,686,700	201200	20.	1,651,300	18,539,200	18,539,200	Year End Roll	1/23/2014
2013	094	FV	16,686,700	201200	20.2	1,620,900	18,508,800	18,508,800	Year End Roll	10/25/2012
2012	094	FV	15,522,200	203200	20.2	3,732,200	19,457,600	19,457,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DECORDOVA MUSEUM	5519-537		12/1/1930	INVOLV CHARI		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	C-19-0007	RENO-ADD	356,000	C				Pour foundation fo
5/12/2017	6743	RENO-ADD	15,500	C	9/27/2017			Construct a pergol
1/23/2017	6663	RENOVATI	93,500	C	6/27/2017			Relocate cafeteria
10/18/2013	5577	TEMPORAR		C				tent 10/25 to 10/2
8/22/2013	5521	RENOVATI	4,000	C				repair & replace s
8/20/2013	5518	TEMPORAR		C				tent 8/19 to 8/20
7/25/2013	5490	TEMPORAR		C				tent 8/16 to 8/19
7/22/2013	5484	MANUAL		C				using a classroom
6/19/2013	5452	RENOVATI	10,000	C				space for nursery
5/24/2013	5425	TEMPORAR		C				tent 6/8 to 6/10

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2019	PERMIT VISIT	622	K Cuoco
3/14/2005	MEAS/EXT INS	600	
6/17/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
5/30/2000	MEAS/EXT INS	610	

Sign: VERIFICATION OF VISIT NOT DATA

