



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as N/A with a(n) GOVT BLDG Building Built about 1997, Having Primarily BRICK VENR Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	MUNICPL		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	7,895,900		0.000		7,895,900
Total Card	7,895,900		0.000		7,895,900
Total Parcel	20,415,800	214,600	20.000	1,845,400	22,475,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	766.44	/Parcel:	563.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

USER DEFINED

Prior Id # 1:	44 2 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	18:24:01

LAST REV

Date	Time
03/19/15	10:34:43

meadorse
1295

EXTERIOR INFORMATION

Table with exterior information: Type: 50 - GOVT BLDG, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 2 - STEEL, Prime Wall: 8 - BRICK VENR, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 11 - MEMBRANE, Color:, View / Desir:

BATH FEATURES

Table with bath features: Full Bath, Rating:, A Bath, Rating:, 3/4 Bath, Rating:, A 3QBth, Rating:, 1/2 Bath: 2, Rating: AVERAGE, A HBth, Rating:, OthrFix, Rating:

COMMENTS

Large empty box for comments.

RESIDENTIAL GRID

Table with residential grid information: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB 2

GENERAL INFORMATION

Table with general information: Grade: AA - SUPERB, Year Blt: 1997, Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj

OTHER FEATURES

Table with other features: Kits, Rating:, A Kits, Rating:, Frpl, Rating:, WSFlue, Rating:

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: 18, Prim Int Wal: 2 - PLASTER, Sec Int Wall, Partition: E - EXTNSIVE, Prim Floors: 4 - CARPET, Sec Floors, Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext, Heat Fuel: 2 - GAS, Heat Type: 14 - HVAC, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal, % Sprinkled: 100

DEPRECIATION

Table with depreciation information: Phys Cond: AV - Average, 12.%, Functional, Economic, Special, Override, Total: 12.%, Total: 12.%

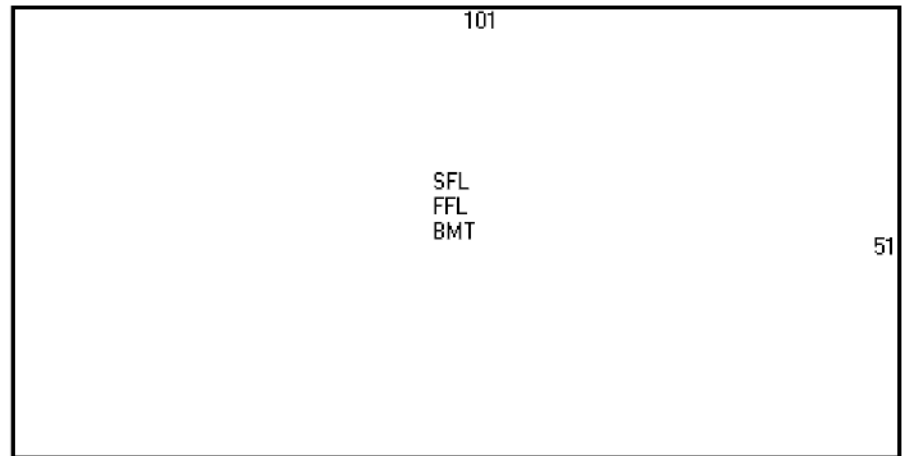
REMODELING

Table with remodeling information: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

SKETCH



CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 260.00, Size Adj.: 0.87765485, Const Adj.: 1.12431002, Adj \$ / SQ: 256.557, Other Features: 17427, Grade Factor: 3.00, Neighborhood Inf: 1.00000000, LUC Factor, Adj Total: 8972560, Depreciation: 1076707, Depreciated Total: 7895853

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 766.44, Special Features: 0, Val/Su Net: 510.96, Final Total: 7895900, Val/Su SzAd: 766.44

SUB AREA

Table with sub area information: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 15,453, Total: 2,973,427, Size Ad: 10302, Gross Area, 15453, FinArea, 10302

SUB AREA DETAIL

Table with sub area detail information: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID

135 2 0

IMAGE

Summary table: More: N, Total Yard Items, Total Special Features, Total: