



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOYNIHAN TIMOTHY J
Owner 2:	MOYNIHAN JESSIE A
Owner 3:	
Street 1:	2 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SPRING TYLER -
Owner 2:	MORSE SHELLEY H -
Street 1:	2 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1775, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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		23958		SQUARE FE	PRIME SITE		0	8.3	2.637	R4									524,455						524,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	914,300	6,700	0.550	524,500	1,445,500		0
							GIS Ref
							GIS Ref
Total Card	914,300	6,700	0.550	524,500	1,445,500	Entered Lot Size	
Total Parcel	914,300	6,700	0.550	524,500	1,445,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	405.13	/Parcel:	405.13	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	101	FV	913,300	6700	.55	510,600	1,430,600	1,430,600	Create Final value 2019	6/4/2019
2018	101	FV	913,300	6700	.55	510,600	1,430,600	1,430,600	Year End Roll	9/28/2017
2017	101	FV	825,400	6700	.55	505,500	1,337,600	1,337,600	Year End Roll	9/29/2016
2016	101	FV	798,800	6700	.55	491,000	1,296,500	1,296,500	Year End Roll	1/14/2016
2015	101	FV	753,500	6700	.55	454,300	1,214,500	1,214,500	Year End	10/2/2014
2014	101	FV	721,100	6700	.55	423,400	1,151,200	1,151,200	Year End Roll	1/23/2014
2013	101	FV	701,700	6700	.55	410,700	1,119,100	1,119,100	Year End Roll	10/25/2012
2012	101	FV	698,600	13500	.55	426,500	1,138,600	1,138,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPRING TYLER,	50273-85		10/26/2007		1200000	No	No			
MULLIGAN RICHA	43082-302		6/18/2004		1450000	No	No			
GEORGE/BARBARA	21403-470		9/9/1991		602000	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/12/2017	6661	BARN	8,975	C				Waterproof barn & strip & re-roof dw
12/27/2011	4955	ROOF		C				remove damaged sid
6/15/2011	4760	RENOVATI	9,500	C				
6/24/1996	985-96	ROOF	18,000	C	6/24/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/9/2005	MEAS/EXT INS	600	
9/22/2001	M&L COMPLETE	613	
6/24/1997	MEAS/EXT INS	602	
3/6/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

