

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,394,900 / 1,394,900
 USE VALUE: 1,394,900 / 1,394,900
 ASSESSED: 1,394,900 / 1,394,900

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MECSAS MICHAEL E
Owner 2:	MECSAS MARY J
Owner 3:	
Street 1:	220 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1963, having primarily WOOD SHING Exterior and 2599 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	430,800		964,100	1,394,900
Total Card	2.000	430,800		964,100	1,394,900
Total Parcel	2.000	430,800		964,100	1,394,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	536.73	/Parcel:	536.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	403,800	0	2.	936,100	1,339,900		Year End Roll	12/2/2024
2024	101	FV	401,400	0	2.	916,900	1,318,300		Year end	11/9/2023
2023	101	FV	349,900	0	2.	744,900	1,094,800	1,094,800	Year end	11/3/2022
2022	101	FV	303,700	0	2.	689,700	993,400	993,400	Year End Roll	10/19/2021
2021	101	FV	290,000	0	2.	644,900	934,900	934,900	Year End Roll	10/15/2020
2020	101	FV	258,700	0	2.	668,900	927,600	927,600	Year End Roll	9/26/2019
2019	101	FV	251,500	0	2.	651,300	902,800	902,800	Create Final va	6/4/2019
2018	101	FV	251,500	0	2.	651,300	902,800	902,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUY L. FOUGERE	12465-87		6/27/1973		81,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	R-21-0185	ROOF	20,490	C	10/28/2021			Strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS+INSPCTD	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
10/3/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 25 11 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:

CivilDistrict:

Ratio:

