Total Card / Total Parcel
APPRAISED: 1,707,200 / 1,707,200
USE VALUE: 1,707,200 / 1,707,200
ASSESSED: 1,707,200 / 1,707,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	COLE TR ANDREW J
Owner 2:	COLE TR HOLLY BR
Owner 3:	HOLLY BR COLE 2011 TRUST
Street 1:	228 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-1801	Type:	

PREVIOUS OWNER

Owner 1:	COLE - ANDREW J
Owner 2:	COLE - HOLLY BR
Street 1:	228 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-1801

NARRATIVE DESCRIPTION

This parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1961, having primarily WOOD SHING Exterior and 3925 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.290	703,000	29,900	974,300	1,707,200
Total Card	2.290	703,000	29,900	974,300	1,707,200
Total Parcel	2.290	703,000	29,900	974,300	1,707,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 434.98   /Parcel: 434.98

PREVIOUS ASSESSMENT

Parcel ID: 121 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	647,800	28000	2.29	946,300	1,622,100		Year End Roll	12/2/2024
2024	101	FV	640,500	28000	2.29	925,600	1,594,100		Year end	11/9/2023
2023	101	FV	553,100	28000	2.29	753,600	1,334,700	1,334,700	Year end	11/3/2022
2022	101	FV	476,300	33600	2.29	698,400	1,208,300	1,208,300	Year End Roll	10/19/2021
2021	101	FV	461,600	33600	2.29	653,600	1,148,800	1,148,800	Year End Roll	10/15/2020
2020	101	FV	453,900	33600	2.29	677,600	1,165,100	1,165,100	Year End Roll	9/26/2019
2019	101	FV	446,500	33600	2.29	660,000	1,140,100	1,140,100	Create Final va	6/4/2019
2018	101	FV	435,300	30900	2.29	660,000	1,126,200	1,126,200	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   983

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLE,ANDREW J	79326-120		12/10/2021	CONVENIENC	10	No	No		
ASAFF PATRICIA	22191-326		7/7/1992		370,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	6042	RENOVATI	25,000	C	3/8/2016			Remodel bathroom a
10/19/2001	2373	MANUAL	345,000	C	5/2/2003			bld porch & make g

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
9/29/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPCTD	606	
9/14/1995	ABATE-INSPEC	600	
6/14/1994	FIELDREV CHG	600	
6/1/1991	INSPECTED	601	

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

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	06/10/18
Land Unit Type:	

!983!

PRINT

Date	Time
09/26/25	15:36:45

LAST REV

Date	Time
01/13/22	15:18:21

blakeley

USER DEFINED

Prior Id # 1:	25 12 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:	

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 Influ	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		0.453		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									15,855						15,900	

| Total AC/HA: | 2.28955 | Total SF/SM: | 99733 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 974,255 | Spl Credit | Total: | 974,300 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B- - GOOD (-)
Year Blt:	1961 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	2 - PLASTER 50 %
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	1	GOOD

OTHER FEATURES

Feature	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	15.2	%

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 3			HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.94450206
Const Adj.:	1.01999998
Adj $ / SQ:	160.886
Other Features:	84874
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828980
Depreciation:	126005
Depreciated Total:	702975

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 842895.5734

Field	Value
Juris. Factor:	Before Depr: 193.06
Special Features:	0 Val/Su Net: 133.12
Final Total:	703000 Val/Su SzAd 227.89

SKETCH

Dim	
1	2
OFP 20	
11	FFL 28 FFL BMT 28
11	
13	2
	28
	OFP

TQS FFL BMT   32   28   4   28   4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,480	160.890	398,998
BMT	BASEMENT	1,680	60.330	101,358
TQS	3/4 STORY	605	160.890	97,304
OFP	OPEN PORCH	516	16.050	8,282

Net Sketched Area: 5,281		Total: 605,942
Size Ad 3084.7999	Gross Area 5572	FinArea 3925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0
TQS	90				0

IMAGE

AssessPro   **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121 6 0

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
3	GARAGE	D	Y	1	24x32	G	AV	2002	48.15	T	30	101			25,900			25,900
19	PATIO	D	Y	1	30x15	A	AV	2010	14.98	T	40	101			4,000			4,000

More: N		Total Yard Items: 29,900	Total Special Featues:	Total: 29,900