

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOURTZINOUG GEORGIA
Owner 2:	PASCHALIDIS IOANNIS
Owner 3:	
Street 1:	217 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1802 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.42 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily CLAPBOARD Exterior and 4101 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 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

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		0.583		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									20,405						20,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.420	1,272,600	700	978,800	2,252,100
Total Card 2.420 1,272,600 700 978,800 2,252,100					
Total Parcel 2.420 1,272,600 700 978,800 2,252,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 549.17		/Parcel: 549.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,196,600	0	2.42	950,800	2,147,400		Year End Roll	12/2/2024
2024	101	FV	1,154,500	0	2.42	929,500	2,084,000		Year end	11/9/2023
2023	101	FV	1,000,100	0	2.42	757,500	1,757,600	1,757,600	Year end	11/3/2022
2022	101	FV	842,700	0	2.42	702,300	1,545,000	1,545,000	Year End Roll	10/19/2021
2021	101	FV	818,500	0	2.42	657,500	1,476,000	1,476,000	Year End Roll	10/15/2020
2020	101	FV	843,600	0	2.42	681,500	1,525,100	1,525,100	Year End Roll	9/26/2019
2019	101	FV	855,700	0	2.42	663,900	1,519,600	1,519,600	Create Final va	6/4/2019
2018	101	FV	855,700	0	2.42	663,900	1,519,600	1,519,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOURTZINOUG GEOR	49582-209		6/8/2007	FAMILY		1	No	No	
MOURTZINOUG GEOR	49580-212		6/8/2007	FAMILY		1	No	No	
BROWN JEFFREY R	40387-373		8/8/2003		1,366,000	No	No		
COUNRYSIDE CONT	18617-477		10/15/1987		622,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2024	E-24-0207	BATH	2,000	O				
9/23/2024	P-24-0101	MANUAL	10,042	O				
9/5/2024	R-24-0161	BATH	88,000	O			Full gut remodel o	
4/29/2011	4706	RENOVATI	20,000	C	6/30/2011		interior repairs t	
12/1/2000	2141	KITCHEN	40,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
6/30/2011	PERMIT VISIT	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	615	
5/14/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	
12/6/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	25 16 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:	

