

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODMAN BRUCE G
Owner 2:	
Owner 3:	
Street 1:	2622 MAPLE AVENUE
Street 2:	
Twn/City:	MANHATTAN BEACH
St/Prov:	CA Cntry Own Occ: Y
Postal:	90266 Type:

PREVIOUS OWNER

Owner 1:	MUNDT KEVIN A -
Owner 2:	MUNDT JAYNE R -
Street 1:	215 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1802

NARRATIVE DESCRIPTION

This parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1989, having primarily CLAPBOARD Exterior and 4407 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

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		0.203		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,105						7,100	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,400						1,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.240	1,306,500		966,900	2,273,400
Total Card 2.240 1,306,500 966,900 2,273,400					
Total Parcel 2.240 1,306,500 966,900 2,273,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 515.83		/Parcel: 515.83	

Legal Description	User Acct
563	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,200,800	0	2.24	938,900	2,139,700		Year End Roll	12/2/2024
2024	101	FV	1,153,300	0	2.24	919,300	2,072,600		Year end	11/9/2023
2023	101	FV	994,700	0	2.24	747,300	1,742,000	1,742,000	Year end	11/3/2022
2022	101	FV	839,600	0	2.24	692,100	1,531,700	1,531,700	Year End Roll	10/19/2021
2021	101	FV	796,700	0	2.24	647,300	1,444,000	1,444,000	Year End Roll	10/15/2020
2020	101	FV	783,100	0	2.24	671,300	1,454,400	1,454,400	Year End Roll	9/26/2019
2019	101	FV	798,600	0	2.24	653,700	1,452,300	1,452,300	Create Final va	6/4/2019
2018	101	FV	798,600	0	2.24	653,700	1,452,300	1,452,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNDT KEVIN A,	33246-177		7/13/2001		1,200,000	No	No		
COUNTRYSIDE CON	19525-225		12/12/1988		840,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/1994	555-94	MANUAL	10,000	C	8/31/1995			DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
3/14/1996	MEAS/EXT INS	606	
8/31/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	25 16 1
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:	

