

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MELLO TR JON
Owner 2:	KEEGAN TR NANCY
Owner 3:	J S MELLO & N P KEEGAN 2023 TR
Street 1:	179 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MELLO - JON
Owner 2:	KEEGAN - NANCY
Street 1:	179 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 5083 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 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		
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		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,205						9,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	1,022,700		967,600	1,990,300
Total Card		2.100	1,022,700	967,600	1,990,300
Total Parcel		2.100	1,022,700	967,600	1,990,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 391.59		/Parcel: 391.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	966,000	0	2.1	939,600	1,905,600		Year End Roll	12/2/2024
2024	101	FV	953,000	0	2.1	919,900	1,872,900		Year end	11/9/2023
2023	101	FV	946,500	0	2.1	747,900	1,694,400	1,694,400	Year end	11/3/2022
2022	101	FV	834,000	0	2.1	692,700	1,526,700	1,526,700	Year End Roll	10/19/2021
2021	101	FV	782,500	0	2.1	647,900	1,430,400	1,430,400	Year End Roll	10/15/2020
2020	101	FV	1,245,700	0	2.1	671,900	1,917,600	1,917,600	Year End Roll	9/26/2019
2019	101	FV	1,214,200	0	2.1	654,300	1,868,500	1,868,500	Create Final va	6/4/2019
2018	101	FV	1,214,200	0	2.1	654,300	1,868,500	1,868,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLO,JON	1610-3		12/27/2023	CONVENIENC		1	No	No	
MEIER,STEVEN R	1549-13		8/30/2019		1,425,000	No	No		
Blakeley III,Ge	1421-127		8/16/2012		1,325,000	No	No		
ROCKLAGE SCOTT	1286-12		6/16/2004		1,770,000	No	No		
EXPLORER DEVELO	1130-98		8/3/1994		880,000	No	No		NEW HOME BEFORE SALE
W.B. + T. REALT	1117-144		10/8/1993	CHANGE IN US	290,000	Yes	No		
NELSON ST. RLTY	1072-96		8/10/1990	INTRA-CORP		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2013	5491	MANUAL	4,000	C				sheet metal work t
6/20/2013	5453	RENOVATI	90,000	C	5/7/2014			master bath reno
8/20/2012	5139	ROOF	23,148	C				strip & re-roof re
8/20/2012	5138	RENOVATI	213,000	C	6/12/2013			remodel 2 bths;rep
7/24/2001	2301	RENOVATI	90,000	C	3/30/2002			make kitchen & liv
11/27/2000	2138	WDK	5,000	C	3/30/2002			5/19/01 not starte
9/13/1996	1047-96	MANUAL		C	6/3/1997			REDO DK
4/16/1996	923-96	FINISH B	20,000	C	3/7/1996			
10/5/1993	360	NEW HOME	250,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2019	ABATE-INSPEC	624	W Coelho
5/7/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2013	MEAS/EXT INS	25	D ERSKINE
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
5/9/2005	MEAS/EXT INS	600	
3/30/2002	MEAS/EXT INS	615	
9/29/2001	ENTRY DENIED	613	
5/19/2001	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



