

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG TR XIAOHUI L
Owner 2:	XIAOHUI WANT LIVING TRUST
Owner 3:	
Street 1:	192 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WANG - XIAOHUI L
Owner 2:	-
Street 1:	192 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1966, having primarily CLAPBOARD Exterior and 3255 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 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		0.293		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									10,255						10,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.130	953,800		968,700	1,922,500
Total Card		2.130	953,800	968,700	1,922,500
Total Parcel		2.130	953,800	968,700	1,922,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 590.63		/Parcel: 590.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	938,200	0	2.13	940,700	1,878,900		Year End Roll	12/2/2024
2024	101	FV	928,300	0	2.13	920,800	1,849,100		Year end	11/9/2023
2023	101	FV	809,400	0	2.13	748,800	1,558,200	1,558,200	Year end	11/3/2022
2022	101	FV	703,600	0	2.13	693,600	1,397,200	1,397,200	Year End Roll	10/19/2021
2021	101	FV	631,300	0	2.13	648,800	1,280,100	1,280,100	Year End Roll	10/15/2020
2020	101	FV	621,700	0	2.13	672,800	1,294,500	1,294,500	Year End Roll	9/26/2019
2019	101	FV	603,700	0	2.13	655,200	1,258,900	1,258,900	Create Final va	6/4/2019
2018	101	FV	603,700	0	2.13	655,200	1,258,900	1,258,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG,XIAOHUI L	01633-67		9/19/2025	CONVENIENC		1	No	No	
GEESAMAN,BARD J	1551-151		11/12/2019	DIVORCE/ESTA		1	No	No	
ROSENBERG,MITCH	1448-104		1/31/2014		1,165,000	No	No		
JACOBS DAVID,	1334-111		3/16/2007		1,125,000	No	No		
DAVID JACOBS	1032-51		6/25/1987	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2024	R-24-0064	FENCE	18,252	C				6 ft chain link fe
2/14/2022	R-22-0026	MANUAL	12,000	C				Weatherization & a
6/18/2012	5070	TEMPORAR		C				tent from 6/21 to
10/13/1999	1822	MANUAL	2,100	C	5/31/2000			replace window & b
3/4/1997	1139-97	ROOF	4,500	C	6/3/1997			
11/5/1993	386	ADDITION	65,000	C	8/31/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	EXTRIOR ONLY	6	JN
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/28/2000	ENTRY DENIED	600	
5/31/2000	MEAS/EXT INS	610	
6/3/1997	MEAS/EXT INS	602	
3/7/1996	MEAS/EXT INS	606	
8/31/1995	PERMIT VISIT	606	
12/29/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



