

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SYCAMORE ROW LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 458 160 LINCOLN ROAD STE 207
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MURDOUGH III - THOMAS G
Owner 2:	MURDOUGH - TINA TOLIS
Street 1:	23 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2006

NARRATIVE DESCRIPTION

This parcel contains .57 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1840, having primarily CLAPBOARD Exterior and 3385 Square Feet, with 1 Unit, 3 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		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		24829		SQUARE FE	PRIME SITE		0	13.03	2.56	R5									826,737						826,700	

Total AC/HA:	0.57000	Total SF/SM:	24829	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	826,737	SpI Credit	Total:	826,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.570	1,055,100		826,700	1,881,800
Total Card	0.570	1,055,100		826,700	1,881,800
Total Parcel	0.570	1,055,100		826,700	1,881,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	555.92	/Parcel:	555.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,019,600	0	.57	802,600	1,822,200		Year End Roll	12/2/2024
2024	101	FV	977,500	0	.57	786,800	1,764,300		Year end	11/9/2023
2023	101	FV	828,000	0	.57	666,200	1,494,200	1,494,200	Year end	11/3/2022
2022	101	FV	770,800	0	.57	609,100	1,379,900	1,379,900	Year End Roll	10/19/2021
2021	101	FV	842,000	0	.57	634,500	1,476,500	1,476,500	Year End Roll	10/15/2020
2020	101	FV	895,700	0	.57	634,500	1,530,200	1,530,200	Year End Roll	9/26/2019
2019	101	FV	895,100	0	.57	631,900	1,527,000	1,527,000	Create Final va	6/4/2019
2018	101	FV	895,100	0	.57	631,900	1,527,000	1,527,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURDOUGH III,TH	80279-40		6/15/2022		2,000,000	No	No		
MCNAY BETH P,	53264-336		7/24/2009		1,400,000	No	No		
KALBA KONRAD K,	41471-359		11/20/2003		1,150,000	No	No		
SUMNER SMITH	13120-163		12/31/1976		55,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2005	3247	RENO-ADD	595,000	C	5/22/2007			40% complete;cert
7/2/1996	994-96	ROOF	1,600	C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/22/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS+INSPCTD	615	
9/22/2001	M&L COMPLETE	613	
3/6/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53 1 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:	

!1462!

PRINT
 Date Time
 09/26/25 16:28:33

LAST REV
 Date Time
 01/10/25 09:46:29

apro
 1462

PAT ACCT.

