

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DYER STEPHEN P
Owner 2:	
Owner 3:	
Street 1:	8 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLLINGSWORTH MARK JR -
Owner 2:	HOLLINGSWORTH SUSAN H -
Street 1:	15700 SOUTH PARK BLVD
Twn/City:	SHAKER HEIGHTS
St/Prov:	OH Cntry
Postal:	44120

NARRATIVE DESCRIPTION

This parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1912, having primarily WOOD SHING Exterior and 1424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.06		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									420						400	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.060			400	400	
101	1.837	314,300	9,500	958,400	1,282,200	
Total Card		1.897	314,300	9,500	958,800	1,282,600
Total Parcel		1.897	314,300	9,500	958,800	1,282,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 900.70		/Parcel: 900.70		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	295,000	8900	1.897	930,800	1,234,700		Year End Roll	12/2/2024
2024	101	FV	289,900	8900	1.897	912,400	1,211,200		Year end	11/9/2023
2023	101	FV	245,600	8900	1.897	740,400	994,900	994,900	Year end	11/3/2022
2022	101	FV	216,500	12700	1.897	685,200	914,400	914,400	Year End Roll	10/19/2021
2021	101	FV	217,400	12700	1.897	640,400	870,500	870,500	Year End Roll	10/15/2020
2020	101	FV	220,700	12700	1.897	664,400	897,800	897,800	Year End Roll	9/26/2019
2019	101	FV	211,100	12700	1.897	646,800	870,600	870,600	Create Final va	6/4/2019
2018	101	FV	211,100	12700	1.897	646,800	870,600	870,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLLINGSWORTH M	44202-430		11/30/2004		825,000	No	No		
EST ABIGAIL AVE	24857-160		9/15/1994		435,500	No	No		ESTATE SALE
WINTHROP + BARZ	16422-98		9/10/1985		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/1997	1320	W/S FLUE		C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
1/11/2011	MEAS+INSPCTD	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
9/22/2001	M&L EXTERIOR	613	
3/17/1998	MEAS/EXT INS	602	
5/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 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:	

