

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SWEET BAY LN, LINCOLN
Unit #:		
Owner 1: CHANG MICHAEL		
Owner 2: LYONS JOANNE M		
Owner 3:		
Street 1: 6 LEELAND TERRACE		
Street 2:		
Twn/City: LEXINGTON		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02421	Type:

PREVIOUS OWNER

Owner 1: RYAN - KRISTINA A		
Owner 2: -		
Street 1: 10 SWEET BAY LN		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
Postal:	01773	

NARRATIVE DESCRIPTION

This Parcel contains 1.421 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
130	LAND		61903		SQUARE FE	PRIME SITE		0	9.98	1.20	R3									744,217						744,200	

Total AC/HA:	1.42110	Total SF/SM:	61903	Parcel LUC:	130	LAND	Prime NB Desc	RES CAT 3	Total:	744,217	SpI Credit	Total:	744,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.421			744,200	744,200
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.421	722,600	722,600		Year End Roll	12/2/2024
2024	130	FV		0	1.421	708,400	708,400		Year end	11/9/2023
2023	130	FV		0	1.421	652,500	652,500	652,500	Year end	11/3/2022
2022	130	FV		0	1.421	589,900	589,900	589,900	Year End Roll	10/19/2021
2021	130	FV		0	1.421	522,000	522,000	522,000	Year End Roll	10/15/2020
2020	130	FV		0	1.421	522,000	522,000	522,000	Year End Roll	9/26/2019
2019	130	FV		0	1.421	742,700	742,700	742,700	Create Final va	6/4/2019
2018	130	FV		0	1.421	742,700	742,700	742,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN, KRISTINA A	71344-369		7/19/2018		575,000	No	No		
RYAN, KRISTINA A	71344-363		7/19/2018		1,900,000	No	No		
RYAN REGINA A T	53174-491		7/10/2009	FAMILY		1	No	No	
MCGEEHAN JOHN J	30301-585		6/15/1999	PARTIAL INTR	1,600,000	Yes	No		
PICKMAN, ANTHON	26306-373		5/10/1996		275,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2000	1944	SHED		C	6/8/2001			shed on 97 1 6

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2001	MEAS/EXT INS	613	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1815	0
	GIS Ref
	GIS Ref
	Insp Date
	06/08/01

Parcel ID 159 5 0

!2437!

PRINT Date Time 09/26/25 18:37:38

LAST REV Date Time 04/25/23 11:41:05

blakeley 2437



USER DEFINED

Prior Id # 1:	97 1 5
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:	

