Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	2,906,000 /	2,906,000
USE VALUE:	2,906,000 /	2,906,000
ASSESSED:	2,906,000 /	2,906,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SWEET BAY LN, LINCOLN

OWNERSHIP
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: Y
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 1.218 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1996, having primarily WOOD SHING Exterior and 5157 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.218	2,042,500	2,000	861,500	2,906,000
Total Card	1.218	2,042,500	2,000	861,500	2,906,000
Total Parcel	1.218	2,042,500	2,000	861,500	2,906,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 563.51   /Parcel: 563.51

Legal Description 1815.00

PREVIOUS ASSESSMENT

Parcel ID 159 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,921,000	1900	1.218	836,400	2,759,300		Year End Roll	12/2/2024
2024	101	FV	1,852,000	1900	1.218	819,800	2,673,700		Year end	11/9/2023
2023	101	FV	1,586,300	1900	1.218	665,200	2,253,400	2,253,400	Year end	11/3/2022
2022	101	FV	1,341,200	3100	1.218	615,600	1,959,900	1,959,900	Year End Roll	10/19/2021
2021	101	FV	1,292,100	3100	1.218	575,300	1,870,500	1,870,500	Year End Roll	10/15/2020
2020	101	FV	1,329,300	3100	1.218	596,900	1,929,300	1,929,300	Year End Roll	9/26/2019
2019	101	FV	1,347,100	3100	1.218	716,300	2,066,500	2,066,500	Create Final va	6/4/2019
2018	101	FV	1,347,100	3100	1.218	716,300	2,066,500	2,066,500	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN,KRISTINA A	71344-363		7/19/2018		1,900,000	No	No		
RYAN REGINA A T	30301-592		6/16/1999	CHD>SALE	1,050,000	No	No		
MCGEEHAN JOHN J	30301-585		6/15/1999	SUBSEQUENT S	1,600,000	No	No		
PICKMAN, ANTHON	26306-367		5/10/1996	CHANGE IN US	415,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2019	R-19-0175	ROOF	32,450	C				Strip & re-roof dw
11/10/2011	4931	MANUAL	7,456	C				install residentia
8/29/2000	2062	SHED		C	6/8/2001			
6/14/1999	1732	ADDITION	75,000	C	6/28/2000			2 bedrooms 6/28/0
4/19/1996	930-96	NEW HOME	420,000	C	5/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
6/28/2000	MEAS/EXT INS	611	
5/24/1997	MEAS+INSPCTD	602	
6/28/1996	MEAS/EXT INS	600	

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/01/17

!2438!

PRINT

Date	Time
09/26/25	18:37:46

LAST REV

Date	Time
04/25/23	11:41:08

blakeley

PAT ACCT.   2438

USER DEFINED

Prior Id # 1:	97 1 6
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:	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53049		SQUARE FE	PRIME SITE		0	11.98	1.36	R4									861,539						861,500	

Total AC/HA: 1.21784   Total SF/SM: 53049   Parcel LUC: 101   ONE FAM   Prime NB Desc RES CAT 4   Total: 861,539   Spl Credit   Total: 861,500

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A - VERY GOOD
Year Blt:	1996 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	3
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	1	GOOD
A Bath:	2	AVERAGE
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	6	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	9.1 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.1 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	1.00641024
Const Adj.:	1.01999998
Adj $ / SQ:	171.432
Other Features:	87886
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2246954
Depreciation:	204473
Depreciated Total:	2042481

COMMENTS

PROPANE FUEL UNDERGROUND. 5-17 INTERIOR AND EXTERIOR = GOOD. 3 BEDROOMS IN BASEMENT.

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5		Baths: 1		HB 1					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 1673033.195
Juris. Factor:		Before Depr:	342.86	
Special Features:	0	Val/Su Net:	319.94	
Final Total:	2042500	Val/Su SzAd	872.86	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	LOWR LEVEL	2,817	214.290	603,655
FFL	1ST FLOOR	2,340	171.430	401,151
WDK	WOOD DECK	579	17.880	10,353
BMT	BASEMENT	288	42.860	12,343
OSP	SCRN PORCH	288	24.070	6,934
OFP	OPEN PORCH	72	16.050	1,156
Net Sketched Area: 6,384			Total:	1,035,592
Size Ad	2340	Gross Area	6384	FinArea 5157

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

159 6 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	20x11	G	GD	2000	20.06	T	55	101			2,000			2,000

More: N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000