



**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(n) ANTIQUE Building Built about 1912, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.06		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									360						400	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	211,100	12,700	1.837	646,400	870,200		0
132			0.060	400	400		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	01/11/11
Total Value per SQ unit /Card: 620.09						/Parcel: 620.09	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	211,100	12700	1.897	646,800	870,600	870,600	Year End Roll	9/28/2017
2017	101	FV	209,500	12700	1.897	640,400	862,600	862,600	Year End Roll	9/29/2016
2016	101	FV	204,800	12700	1.897	622,000	839,500	839,500	Year End Roll	1/14/2016
2015	101	FV	193,500	12700	1.897	575,600	781,800	781,800	Year End	10/2/2014
2014	101	FV	185,500	12700	1.897	536,400	734,600	734,600	Year End Roll	1/23/2014
2013	101	FV	180,600	12700	1.897	520,400	713,700	713,700	Year End Roll	10/25/2012
2012	101	FV	180,600	12700	1.897	461,500	654,800	654,800	Year End	1/26/2012
2011	101	FV	196,200	12700	1.897	477,000	685,900	685,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLINGSWORTH M	44202-430		11/30/2004		825000	No	No			
EST ABIGAIL AVE	24857-160		9/15/1994		435500	No	No			ESTATE SALE
WINTHROP + BARZ	16422-98		9/10/1985		320000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

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

Sign: VERIFICATION OF VISIT NOT DATA

