

**Town Of Lincoln**



**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	8.3	1.000	R4									664,000						664,000	
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	220,700	12,700	1.837	664,000	897,400		0
132			0.060	400	400		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel							Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 639.46			/Parcel: 639.46	Insp Date
						Land Unit Type:	01/11/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	211,100	12700	1.897	646,800	870,600	870,600	Create Final value 2019	6/4/2019
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

**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	
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

**EXTERIOR INFORMATION**

Type:	1 - ANTIQUE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**COMMENTS**

SAMUEL H PIERCE STABLE PCR 1/6/86  
BK16692 PG273.

**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	RM:	4	BR:	2
	Bath:	2	HB	

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

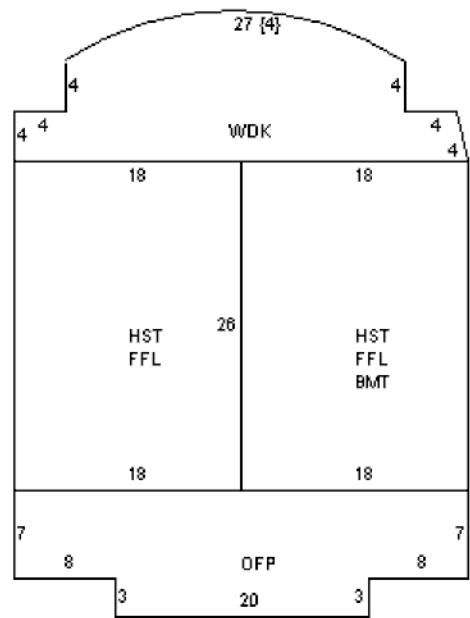
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	34.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.%

**CALC SUMMARY**

Basic \$ / SQ:	102.00
Size Adj.:	1.17735040
Const Adj.:	1.00979996
Adj \$ / SQ:	121.267
Other Features:	43750
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	334466
Depreciation:	113718
Depreciated Total:	220748

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	880073.1092
Juris. Factor:		Val/Su Fin:	157.19		
Special Features:	0	Val/Su Net:	88.03		
Final Total:	220700	Val/Su SzAd:	157.19		

**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
4	GARAGE/L	D	Y	1	552	G	AV	1986	35.00	T	34.5	101			12,700			12,700

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	936	121.270	113,506	
BMT	BASEMENT	468	30.320	14,188	
HST	HALF STORY	468	121.270	56,753	
WDK	WOOD DECK	323	18.660	6,028	
OFFP	OPEN PORCH	312	15.000	4,680	
Net Sketched Area:		2,507	Total:	195,155	
Size Ad	1404	Gross Area	2975	Fin Area	1404

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc



More:	N		
Total Yard Items:	12,700	Total Special Features:	
Total:	12,700	Total:	12,700