

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	SANDOSKI MARIA
Owner 2:	SANDOSKI AARON
Owner 3:	
Street 1:	8 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	QUAYLE - DWIGHT W
Owner 2:	MANEGOLD - DEBORAH K
Street 1:	8 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This parcel contains 1.917 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily CLAPBOARD Exterior and 4090 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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	
101	ONE FAM		0.08		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,800						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.917	795,900		961,200	1,757,100
Total Card 1.917 795,900 961,200 1,757,100					
Total Parcel 1.917 795,900 961,200 1,757,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 429.61		/Parcel: 429.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	753,200	0	1.917	933,200	1,686,400		Year End Roll	12/2/2024
2024	101	FV	743,000	0	1.917	914,400	1,657,400		Year end	11/9/2023
2023	101	FV	737,800	0	1.917	742,400	1,480,200	1,480,200	Year end	11/3/2022
2022	101	FV	661,100	0	1.917	687,200	1,348,300	1,348,300	Year End Roll	10/19/2021
2021	101	FV	598,500	0	1.917	642,400	1,240,900	1,240,900	Year End Roll	10/15/2020
2020	101	FV	593,500	0	1.917	666,400	1,259,900	1,259,900	Year End Roll	9/26/2019
2019	101	FV	551,600	0	1.917	648,800	1,200,400	1,200,400	Create Final va	6/4/2019
2018	101	FV	551,600	0	1.917	648,800	1,200,400	1,200,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUAYLE,DWIGHT W	63635-285		5/20/2014		1,281,000	No	No		
QUAYLE DWIGHT W	28254-424		3/3/1998	CONVENIENC		1	No	No	
ROSEN JOSEPH	19751-161		4/10/1989		525,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2022	R-22-0235	BATH	86,776	C	1/31/2023			Master bath renova
3/10/2020	SH-20-0006	SHEET MT	1,500	C				Sheet metal work t
3/24/2011	4668	ROOF		C				strip & re-roof dw
2/4/2009	4122	RENOVATI	17,500	C	5/26/2009			MASTER BTH REMODEL
5/30/2001	2243	MANUAL		C	6/1/2002			install wood stove
5/7/2001	2218	MANUAL	9,000	C	6/1/2002			finish exixting ba
8/2/1994	538-94	ADDITION	90,000	C	4/4/1996			
6/28/1994	509-94	DEMOLITI	10,000	C	4/4/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	
10/6/2001	M&L EXTERIOR	615	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	102 15 0
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:	

