

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	CURHAN TR SHARON E
Owner 2:	CURHAN TR GARY C
Owner 3:	SHARON E CURHAN 2003 REVOC TR
Street 1:	183 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2603 Type:

PREVIOUS OWNER

Owner 1:	CURHAN - SHARON G
Owner 2:	-
Street 1:	183 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2603

NARRATIVE DESCRIPTION

This parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 5960 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		6.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									222,705						222,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.200	1,953,500	1,100	1,265,100	3,219,700
Total Card 8.200 1,953,500 1,100 1,265,100 3,219,700					
Total Parcel 8.200 1,953,500 1,100 1,265,100 3,219,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 540.25		/Parcel: 540.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,675,100	1000	8.2	1,234,700	2,910,800		Year End Roll	12/2/2024
2024	101	FV	1,585,600	1000	8.2	1,182,900	2,769,500		Year end	11/9/2023
2023	101	FV	1,574,400	1000	8.2	1,030,900	2,606,300	2,606,300	Year end	11/3/2022
2022	101	FV	1,384,000	1500	8.2	958,900	2,344,400	2,344,400	Year End Roll	10/19/2021
2021	101	FV	1,295,200	1500	8.2	990,900	2,287,600	2,287,600	Year End Roll	10/15/2020
2020	101	FV	1,417,900	1500	8.2	990,900	2,410,300	2,410,300	Year End Roll	9/26/2019
2019	101	FV	1,420,400	1500	8.2	987,700	2,409,600	2,409,600	Create Final va	6/4/2019
2018	101	FV	1,463,100	1500	8.2	987,700	2,452,300	2,452,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURHAN, SHARON G	1630-161		7/22/2025	CONVENIENC		1	No	No	
CURHAN, GARY C	1139-4		3/23/1995	CONVENIENC			No	No	
EXPLORER DEVELO	1137-79		1/26/1995	CHD>SALE	1,185,000		No	No	
W.B.+ T. REALTY	1112-197		7/1/1993	CHANGE IN US	450,000		Yes	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2002	2621	MANUAL	98,000	C	6/17/2003			workout room in ba
2/14/1995	669-95	MANUAL	40,000	C	7/7/1995			BASEMENT
12/1/1992	93	NEW HOME		C	2/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
9/29/2001	ENTRY DENIED	613	
3/14/1996	MEAS/EXT INS	606	
7/7/1995	MEAS/EXT INS	600	
2/4/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	25 20 14
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:	

