

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OAK KNOLL RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALLEN TR - SUSAN
Owner 2:	BASSETT TR - KENNETH
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.42 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		3.42		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									119,700						119,700	Access

Total AC/HA:	3.42000	Total SF/SM:	148975	Parcel LUC:	903	MUNICPL	Prime NB Desc:	RES CAT 3	Total:	119,700	SpI Credit:		Total:	119,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	3.420			119,700	119,700
Total Card		3.420		119,700	119,700
Total Parcel		3.420		119,700	119,700
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	3.42	119,700	119,700		Year End Roll	12/2/2024
2024	903	FV		0	3.42	102,600	102,600		Year end	11/9/2023
2023	903	FV		0	3.42	102,600	102,600	102,600	Year end	11/3/2022
2022	903	FV		0	3.42	102,600	102,600	102,600	Year End Roll	10/19/2021
2021	903	FV		0	3.42	102,600	102,600	102,600	Year End Roll	10/15/2020
2020	905	FV		0	2.8	84,000	84,000	84,000	Year End Roll	9/26/2019
2019	905	FV		0	2.8	84,000	84,000	84,000	Create Final va	6/4/2019
2018	905	FV		0	2.8	84,000	84,000	84,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RURAL LAND FOUN	73483-559		10/3/2019	INVOLVED GOV		1	No	No	
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400,000		No	No	
WANG AN,	58315-065		1/19/2012	INVOLVED GOV			Yes	No	2012 split-taking for Rte 2 access rd
RURAL LND FOUND	12592-700		2/25/1974		40,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
LOT 1 PLAN 2019-851	
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	



USER DEFINED

Prior Id # 1:	29 33 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:	

!1098!

PRINT

Date	Time
09/26/25	15:48:28

LAST REV

Date	Time
12/16/19	11:52:28

apro 1098

