

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WHEELER RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.63 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
905	CHARITY		0.793		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									27,755						27,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	2.630			1,070,200	1,070,200
Total Card	2.630			1,070,200	1,070,200
Total Parcel	2.630			1,070,200	1,070,200
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	905	FV		0	2.63	1,039,800	1,039,800		Year End Roll	12/2/2024
2024	905	FV		0	2.63	1,015,800	1,015,800		Year end	11/9/2023
2023	905	FV		0	2.63	863,800	863,800	863,800	Year end	11/3/2022
2022	905	FV		0	2.63	791,800	791,800	791,800	Year End Roll	10/19/2021
2021	905	FV		0	2.63	823,800	823,800	823,800	Year End Roll	10/15/2020
2020	905	FV		0	2.63	823,800	823,800	823,800	Year End Roll	9/26/2019
2019	905	FV		0	2.63	820,600	820,600	820,600	Create Final va	6/4/2019
2018	905	FV		0	2.63	820,600	820,600	820,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12039-123		7/20/1971			No	No		LOT 3

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



USER DEFINED

Prior Id # 1:	36 6 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:	

