

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CANAAN DR, 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: Y
Postal:	01773		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 9.2 ACRES of land mainly classified as
MUNICPL

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 Influ	Neigh Mod	Infi 1	%	Infi 2	%	Infi 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	UNDEV	0.2	0	13.03	0.20	R5									208,480						208,500	Access
903	MUNICPL		7.36345		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									257,721						257,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	9.200			466,200	466,200
Total Card	9.200			466,200	466,200
Total Parcel	9.200			466,200	466,200
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	903	FV		0	9.2	460,100	460,100		Year End Roll	12/2/2024
2024	903	FV		0	9.2	419,300	419,300		Year end	11/9/2023
2023	903	FV		0	9.2	388,900	388,900	388,900	Year end	11/3/2022
2022	903	FV		0	9.2	374,500	374,500	374,500	Year End Roll	10/19/2021
2021	903	FV		0	9.2	380,900	380,900	380,900	Year End Roll	10/15/2020
2020	903	FV		0	9.2	380,900	380,900	380,900	Year End Roll	9/26/2019
2019	903	FV		0	9.2	380,300	380,300	380,300	Create Final va	6/4/2019
2018	903	FV		0	9.2	380,300	380,300	380,300	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]126 7 0

!1224!

PRINT

Date	Time
09/26/25	16:02:10

LAST REV

Date	Time
04/25/13	11:51:26

apro

1224

USER DEFINED

Prior Id # 1:	3710
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:	



Patriot
Properties Inc.

