

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

50,000 /

50,000

USE VALUE:

50,000 /

50,000

ASSESSED:

50,000 /

50,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		SANDY POND 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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 7.14 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		4.27		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									29,890						29,900	Cons Restr
903	MUNICPL		2.87		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									20,090						20,100	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	7.140			50,000	50,000
Total Card	7.140			50,000	50,000
Total Parcel	7.140			50,000	50,000
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	7.14	50,000	50,000		Year End Roll	12/2/2024
2024	903	FV		0	7.14	42,800	42,800		Year end	11/9/2023
2023	903	FV		0	7.14	42,800	42,800	42,800	Year end	11/3/2022
2022	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	10/19/2021
2021	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	10/15/2020
2020	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	9/26/2019
2019	903	FV		0	7.14	42,800	42,800	42,800	Create Final va	6/4/2019
2018	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THE THOREAU SOC	26440-151		6/26/1996	INVOLVED GOV	200,000	Yes	No		
THE ISIS FUND	26440-138		6/26/1996	INVOLV CHARI		1	Yes	No	
ADAMS, THOMAS +	24715-575		7/20/1994	INVOLV CHARI	230,000	Yes	No		NOW TAX-EXEMPT
ADAMS RAMELLE	20564-155		5/29/1990	FAMILY		No	No		

BUILDING PERMITS

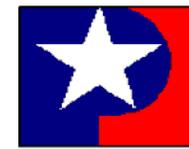
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 7.14000 Total SF/SM: 311018 Parcel LUC: 903 MUNICPL Prime NB Desc RES CAT 3 Total: 49,980 Spl Credit Total: 50,000



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	39 5 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:	

!1248!

PRINT

Date	Time
09/26/25	16:04:37

LAST REV

Date	Time
05/21/10	11:45:41

brennanp 1248

