

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED: 13,024,700 / 13,024,700

USE VALUE: 13,024,700 / 13,024,700

ASSESSED: 13,024,700 / 13,024,700

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	WALDEN POND
Owner 3:	
Street 1:	915 WALDEN ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 37.996 ACRES of land mainly classified as MA RE DCR

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
910	MA RE DCR		1449956.4		SQUARE FE	PRIME SITE		0	9.98	0.89	R3									12,924,023						12,924,000	30X400000X.992 ABS
910	MA RE DCR		2.42		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									84,700						84,700	2.42x30000
910	MA RE DCR		2.29		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									16,030						16,000	2.29*6000, Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
910	37.996			13,024,700	13,024,700
Total Card	37.996			13,024,700	13,024,700
Total Parcel	37.996			13,024,700	13,024,700
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	910	FV		0	37.996	12,882,300	12,882,300		Year End Roll	12/2/2024
2024	910	FV		0	37.996	12,774,700	12,774,700		Year end	11/9/2023
2023	910	FV		0	37.996	12,406,400	12,406,400	12,406,400	Year end	11/3/2022
2022	910	FV		0	37.996	11,994,000	11,994,000	11,994,000	Year End Roll	10/19/2021
2021	910	FV		0	37.996	11,547,200	11,547,200	11,547,200	Year End Roll	10/15/2020
2020	910	FV		0	37.996	11,547,200	11,547,200	11,547,200	Year End Roll	9/26/2019
2019	910	FV		0	37.996	11,439,200	11,439,200	11,439,200	Create Final va	6/4/2019
2018	910	FV		0	37.996	11,439,200	11,439,200	11,439,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8637-310		12/31/1940			No	No		3 PCLS

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	40 1 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:	

!1261!

PRINT

Date	Time
09/26/25	16:05:37

LAST REV

Date	Time
04/25/13	12:45:23

apro 1261

