

136

10

0

1 of 1

CONDOS

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

951,700 /

951,700

ASSESSed:

951,700 /

951,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .47 ACRES of land mainly classified as MUNICPL with a PMP/PLV HS Building built about 1900, having primarily STONE Exterior and 2595 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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
903	MUNICPL		20473		SQUARE FE	PRIME SITE		0	13.03	3.04	R5									809,709						809,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.470	140,900	1,100	809,700	951,700
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		366.74	/Parcel: 366.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV	136,700	1000	.47	786,100	923,800		Year End Roll	12/2/2024
2024	903	FV	132,800	1000	.47	770,600	904,400		Year end	11/9/2023
2023	903	FV	132,800	1000	.47	652,500	786,300	786,300	Year end	11/3/2022
2022	903	FV	134,500	1200	.47	596,600	732,300	732,300	Year End Roll	10/19/2021
2021	903	FV	134,500	1200	.47	621,400	757,100	757,100	Year End Roll	10/15/2020
2020	903	FV	134,500	1200	.47	621,400	757,100	757,100	Year End Roll	9/26/2019
2019	903	FV	124,800	1200	.47	618,900	744,900	744,900	Create Final va	6/4/2019
2018	903	FV	124,800	1200	.47	618,900	744,900	744,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2023	C-23-0006	ROOF	35,000	C				Replace town's wat
9/7/2021	C-21-0028	MANUAL	3,250					Tenant fit out - r
2/28/2020	R-20-0038	MANUAL	44,000	C				Construct new fit
8/16/2010	4545	MANUAL		C				strip & re-roof pu

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	43 2 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:	

