

108

31

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

968,500 /

USE VALUE:

968,500 /

968,500

ASSESSed:

968,500 /

968,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		VIRGINIA RD., LINCOLN

OWNERSHIP

Owner 1:	UNITED STATES OF AMERICA
Owner 2:	MINUTEMAN PARK
Owner 3:	
Street 1:	174 LIBERTY 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 .92 ACRES of land mainly classified as US GOVT with a RANCH Building built about 1965, having primarily CLAPBOARD Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

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
900	US GOVT		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	678,865	SpI Credit	Total:	678,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	0.920	289,600		678,900	968,500
Total Card	0.920	289,600		678,900	968,500
Total Parcel	0.920	289,600		678,900	968,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	776.04	/Parcel:	776.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	900	FV	273,100	0	.92	659,100	932,200		Year End Roll	12/2/2024
2024	900	FV	266,400	0	.92	646,200	912,600		Year end	11/9/2023
2023	900	FV	244,400	0	.92	595,200	839,600	839,600	Year end	11/3/2022
2022	900	FV	207,000	0	.92	538,100	745,100	745,100	Year End Roll	10/19/2021
2021	900	FV	193,500	0	.92	476,200	669,700	669,700	Year End Roll	10/15/2020
2020	900	FV	191,800	0	.92	476,200	668,000	668,000	Year End Roll	9/26/2019
2019	900	FV	174,500	0	.92	461,200	635,700	635,700	Create Final va	6/4/2019
2018	900	FV	174,500	0	.92	461,200	635,700	635,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12725-179		12/31/1940			No	No		LOT D

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 / /

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



USER DEFINED

Prior Id # 1:	670
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:	

!1736!

PRINT
Date Time
09/26/25 17:00:28

LAST REV
Date Time
02/09/05 11:19:09

sociak
1736

PAT ACCT.

