

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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: Y
Postal:	01773		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.06 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		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	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICIPAL		80000		SQUARE FEET	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
903	MUNICIPAL		2.22346		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									77,821						77,800	
Total AC/HA:	4.06001			Total SF/SM:	176854		Parcel LUC:	903	MUNICIPAL		Prime NB Desc	RES CAT 5								Total:	1,120,221		Spl Credit			Total:	1,120,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
903	4.060			1,120,200	1,120,200		GIS Ref
							GIS Ref
							GIS Ref
Total Card	4.060			1,120,200	1,120,200	Entered Lot Size	
Total Parcel	4.060			1,120,200	1,120,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	

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	4.06	1,089,800	1,089,800		Year End Roll	12/2/2024	PRINT	
2024	903	FV		0	4.06	1,058,700	1,058,700		Year end	11/9/2023		
2023	903	FV		0	4.06	906,700	906,700	906,700	Year end	11/3/2022	Date	Time
2022	903	FV		0	4.06	834,700	834,700	834,700	Year End Roll	10/19/2021	09/26/25	17:08:19
2021	903	FV		0	4.06	866,700	866,700	866,700	Year End Roll	10/15/2020	LAST REV	
2020	903	FV		0	4.06	866,700	866,700	866,700	Year End Roll	9/26/2019	Date	Time
2019	903	FV		0	4.06	863,500	863,500	863,500	Create Final va	6/4/2019	04/30/12	10:48:13
2018	903	FV		0	4.06	863,500	863,500	863,500	Year End Roll	9/28/2017	app	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6510
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:	

