

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
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 4.1 ACRES of land mainly classified as MUNI IMP SEL with a GOVT BLDG Building built about 1908, having primarily BRICK Exterior and 9872 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 4 HalfBaths, 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
931	MUNI IMP SE		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
931	MUNI IMP SE		2.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									79,205						79,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
931	4.100	7,673,900	1,200	1,121,600	8,796,700
Total Card	4.100	7,673,900	1,200	1,121,600	8,796,700
Total Parcel	4.100	7,673,900	1,200	1,121,600	8,796,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 891.08		/Parcel: 891.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	931	FV	7,639,600	1100	4.1	1,091,200	8,731,900		Year End Roll	12/2/2024
2024	931	FV	7,298,800	1100	4.1	1,059,900	8,359,800		Year end	11/9/2023
2023	931	FV	7,298,800	1100	4.1	907,900	8,207,800	8,207,800	Year end	11/3/2022
2022	931	FV	6,306,100	1400	4.1	835,900	7,143,400	7,143,400	Year End Roll	10/19/2021
2021	931	FV	6,621,400	1400	4.1	867,900	7,490,700	7,490,700	Year End Roll	10/15/2020
2020	903	FV	6,936,700	1400	4.1	867,900	7,806,000	7,806,000	Year End Roll	9/26/2019
2019	903	FV	6,827,400	1400	4.1	864,700	7,693,500	7,693,500	Create Final va	6/4/2019
2018	903	FV	6,827,400	1400	4.1	864,700	7,693,500	7,693,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOWN OF LINCOLN	13790-526		9/17/1979	INVOLVED GOV		No	No		Center School

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2024	R-24-0224	MANUAL	8,953	C				Cut & replace 2 se
10/19/2021	C-21-0031	CELL TOW	14,000	O				For 4 approved sma
2/1/2013	5316	RENOVATI	100,000	C				sheet metal work t
5/2/2012	5025	TEMPORAR	10,000	C				temp trailer & fen
2/16/2012	4980	RENOVATI	4,842,000	C	12/20/2013			
9/23/2011	4865	TEMPORAR		C				temp trailer
11/5/2004	3080	MANUAL	120,000	C				replace built in g

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
7/15/2020	CHG FM OTHER	624	W Coelho

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 18 1
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:	

