

150

Map

5

Lot

0

Sublot

Building

Unit

1 of 1

CARD

Town Of Lincoln

APPRaised: 958,500 /

USE VALUE: 958,500 /

ASSESSed: 958,500 /

Total Card / 958,500

Total Parcel 958,500

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR				
Owner 2:					
Owner 3:					
Street 1:	PO BOX 10				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01773	Type:			

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as CHARITY

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400					958,400		
905	CHARITY		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105					100		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.840			958,500	958,500
Total Card	1.840			958,500	958,500
Total Parcel	1.840			958,500	958,500
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	905	FV		0	1.84	930,500	930,500		Year End Roll	12/2/2024
2024	905	FV		0	1.84	912,100	912,100		Year end	11/9/2023
2023	905	FV		0	1.84	740,100	740,100	740,100	Year end	11/3/2022
2022	905	FV		0	1.84	684,900	684,900	684,900	Year End Roll	10/19/2021
2021	905	FV		0	1.84	640,100	640,100	640,100	Year End Roll	10/15/2020
2020	905	FV		0	1.84	664,100	664,100	664,100	Year End Roll	9/26/2019
2019	905	FV		0	1.84	646,500	646,500	646,500	Create Final va	6/4/2019
2018	905	FV		0	1.84	646,500	646,500	646,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13863-249		12/20/1979			No	No		

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

USER DEFINED

Prior Id # 1:	67 3 10
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:	

PRINT

Date	Time
09/26/25	17:15:07

LAST REV

Date	Time
04/29/13	14:31:50
brennanp	
1842	

Total AC/HA: 1.83955

Total SF/SM: 80131

Parcel LUC: 905

CHARITY

Prime NB Desc

RES CAT 4

Total: 958,505

Spl Credit

Total: 958,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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