

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
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: Y	
Postal: 01773				Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 7.95 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FEET	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
905	CHARITY		6.11345		ACRES	EXCESS ACREAGE		0	35,000.	1.00	R4									213,971						214,000	
Total AC/HA:	7.95000			Total SF/SM:	346302		Parcel LUC:	905	CHARITY		Prime NB Desc	RES CAT 4								Total:	1,172,371		Spl Credit			Total:	1,172,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
905	7.950			1,172,400	1,172,400		0
							GIS Ref
							GIS Ref
Total Card	7.950			1,172,400	1,172,400	Entered Lot Size	
Total Parcel	7.950			1,172,400	1,172,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	Insp Date

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	7.95	1,144,400	1,144,400		Year End Roll	12/2/2024	PRINT		
2024	905	FV		0	7.95	1,095,400	1,095,400		Year end	11/9/2023		Date	Time
2023	905	FV		0	7.95	923,400	923,400	923,400	Year end	11/3/2022		09/26/25	17:15:2
2022	905	FV		0	7.95	868,200	868,200	868,200	Year End Roll	10/19/2021	LAST REV		
2021	905	FV		0	7.95	823,400	823,400	823,400	Year End Roll	10/15/2020		Date	Time
2020	905	FV		0	7.95	847,400	847,400	847,400	Year End Roll	9/26/2019			
2019	905	FV		0	7.95	829,800	829,800	829,800	Create Final va	6/4/2019	04/29/13	14:31:5	
2018	905	FV		0	7.95	829,800	829,800	829,800	Year End Roll	9/28/2017	brannan		

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	67 3 12
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:	

!1844!

PRINT

Date	Time
09/26/25	17:15:23

LAST REV

Date	Time
04/29/13	14:31:5

brennanp

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