

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		PAGE FARM 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:	RURAL LAND FOUNDATION INC -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 17.82 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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		9.103		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									63,721						63,700	Cons Restr
905	CHARITY		8.717		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									61,019						61,000	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	17.820			124,700	124,700
Total Card	17.820			124,700	124,700
Total Parcel	17.820			124,700	124,700
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	17.82	124,700	124,700		Year End Roll	12/2/2024
2024	905	FV		0	17.82	106,900	106,900		Year end	11/9/2023
2023	905	FV		0	17.82	106,900	106,900	106,900	Year end	11/3/2022
2022	905	FV		0	17.82	106,900	106,900	106,900	Year End Roll	10/19/2021
2021	905	FV		0	17.82	106,900	106,900	106,900	Year End Roll	10/15/2020
2020	905	FV		0	17.82	106,900	106,900	106,900	Year End Roll	9/26/2019
2019	905	FV		0	17.82	106,900	106,900	106,900	Create Final va	6/4/2019
2018	905	FV		0	17.82	106,900	106,900	106,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSBORNE	35532-452		5/24/2002			1	No	No	
	11903-651		10/19/1970				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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67 3 3
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:	

!1847!

PRINT

Date	Time
09/26/25	17:15:44

LAST REV

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

brennanp  
1847

