

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WINTER ST, LINCOLN
OWNERSHIP		
Unit#:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	3.860			972,600	972,600
Total Card 3.860 972,600 972,600					
Total Parcel 3.860 972,600 972,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	



Patriot Properties Inc.

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	3.86	944,600	944,600		Year End Roll	12/2/2024
2024	903	FV		0	3.86	924,100	924,100		Year end	11/9/2023
2023	903	FV		0	3.86	752,100	752,100	752,100	Year end	11/3/2022
2022	903	FV		0	3.86	696,900	696,900	696,900	Year End Roll	10/19/2021
2021	903	FV		0	3.86	652,100	652,100	652,100	Year End Roll	10/15/2020
2020	903	FV		0	3.86	676,100	676,100	676,100	Year End Roll	9/26/2019
2019	903	FV		0	3.86	658,500	658,500	658,500	Create Final va	6/4/2019
2018	903	FV		0	3.86	658,500	658,500	658,500	Year End Roll	9/28/2017

Parcel ID 166 3 0

!2243!

PRINT

Date	Time
09/26/25	18:09:29

LAST REV

Date	Time
07/24/10	16:23:28

USER DEFINED

Prior Id # 1:	90 2 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:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.86 ACRES of land mainly classified as MUNICPL

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19040-581		5/11/1988			No	No		

TAX DISTRICT

PAT ACCT.

meadorse 2243

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

Sign: VERIFICATION OF VISIT NOT DATA

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
903	MUNICPL		2.02346		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									14,164						14,200	Wetland

Total AC/HA:	3.86001	Total SF/SM:	168142	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 4	Total:	972,564	SpI Credit	Total:	972,600
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