

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1: CHAN THEODORE					
Owner 2: SLINGERLAND VICTORIA					
Owner 3:					
Street 1: 128 LINCOLN RD					
Street 2:					
Twn/City: LINCOLN					
St/Prov: MA		Cntry:		Own Occ: Y	
Postal: 01773-3813				Type:	

PREVIOUS OWNER

Owner 1:	HESSLER - STEPHANIE		
Owner 2:	HESSLER - JOHN CHRISTIAN		
Street 1:	128 LINCOLN RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-3813		

NARRATIVE DESCRIPTION

This Parcel contains 3.679 ACRES of land mainly classified as UNDEV

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.829		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									29,015						29,000	Unbuildable
132	UNDEV		2.85		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									19,950						20,000	Wetland
Total AC/HA:	3.67900			Total SF/SM:	160257		Parcel LUC:	132	UNDEV		Prime NB Desc	RES CAT 3								Total:	48,965	Spl Credit			Total:	49,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	3.679			49,000	49,000		GIS Ref
Total Card	3.679			49,000	49,000	Entered Lot Size	
Total Parcel	3.679			49,000	49,000	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	132	FV		0	3.679	49,000	49,000		Year End Roll	12/2/2024	PRINT	
2024	132	FV		0	3.679	42,000	42,000		Year end	11/9/2023		
2023	132	FV		0	3.679	42,000	42,000	42,000	Year end	11/3/2022	09/26/25	18:20:12
2022	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	10/19/2021	LAST REV	
2021	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	10/15/2020		
2020	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	9/26/2019	Date	Time
2019	132	FV		0	3.679	42,000	42,000	42,000	Create Final va	6/4/2019	05/17/13	11:21:30
2018	132	FV		0	3.679	42,000	42,000	42,000	Year End Roll	9/28/2017	brennann	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	95 18 0
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
09/26/25	18:20:12

LAST REV

Date	Time
05/17/13	11:21:3

brennanp

2319

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------