

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	16 LINCOLN RD
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 1.26 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-1	Retail Bus	100	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
903	MUNICPL		54886		SQUARE FE	PRIME SITE		0	9.98	1.32	R3									723,211						723,200	

Total AC/HA:	1.26001	Total SF/SM:	54886	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	723,211	SpI Credit	Total:	723,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	1.260		11,500	723,200	734,700

Total Card	1.260		11,500	723,200	734,700
Total Parcel	1.260		11,500	723,200	734,700

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		10800	1.26	702,200	713,000		Year End Roll	12/2/2024
2024	903	FV		10800	1.26	688,400	699,200		Year end	11/9/2023
2023	903	FV		10800	1.26	634,100	644,900	644,900	Year end	11/3/2022
2022	903	FV		18000	1.26	573,200	591,200	591,200	Year End Roll	10/19/2021
2021	903	FV		18000	1.26	507,300	525,300	525,300	Year End Roll	10/15/2020
2020	903	FV		18000	1.26	507,300	525,300	525,300	Year End Roll	9/26/2019
2019	903	FV		18000	1.26	491,300	509,300	509,300	Create Final va	6/4/2019
2018	903	FV		18000	1.26	491,300	509,300	509,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	N/A		1/1/1975			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

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

!2384!

PRINT

Date	Time
09/26/25	18:29:57

LAST REV

Date	Time
06/24/25	15:17:18

meadorse 2384



USER DEFINED

Prior Id # 1:	95 38 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:	

