

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	HIGHWAY
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 .27 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-2	Service 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		0.27		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,450						9,500	

Total AC/HA:	0.27000	Total SF/SM:	11761	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	9,450	SpI Credit	Total:	9,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.270			9,500	9,500
Total Card	0.270			9,500	9,500
Total Parcel	0.270			9,500	9,500
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	903	FV		0	.27	9,500	9,500		Year End Roll	12/2/2024
2024	903	FV		0	.27	8,100	8,100		Year end	11/9/2023
2023	903	FV		0	.27	8,100	8,100	8,100	Year end	11/3/2022
2022	903	FV		0	.27	8,100	8,100	8,100	Year End Roll	10/19/2021
2021	903	FV		0	.27	8,100	8,100	8,100	Year End Roll	10/15/2020
2020	903	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/26/2019
2019	903	FV		0	.27	8,100	8,100	8,100	Create Final va	6/4/2019
2018	903	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10406-346		11/20/1963	INVOLVED GOV		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 / /

Total:	9,450	SpI Credit	Total:	9,500
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	9540
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:	

PRINT

Date	Time
09/26/25	18:30:14

LAST REV

Date	Time
06/24/25	15:25:19

meadorse 2386

