

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	TOWN OF LINCOLN -
Owner 2:	CONSERVATION -
Street 1:	PO BOX 6353
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				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		50094.2		SQUARE FE	PRIME SITE		0	9.98	1.42	R3									708,860						708,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	1.150			708,900	708,900
Total Card	1.150			708,900	708,900
Total Parcel	1.150			708,900	708,900
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	1.15	688,300	688,300		Year End Roll	12/2/2024
2024	903	FV		0	1.15	674,800	674,800		Year end	11/9/2023
2023	903	FV		0	1.15	621,500	621,500	621,500	Year end	11/3/2022
2022	903	FV		0	1.15	561,800	561,800	561,800	Year End Roll	10/19/2021
2021	903	FV		0	1.15	497,200	497,200	497,200	Year End Roll	10/15/2020
2020	903	FV		0	1.15	497,200	497,200	497,200	Year End Roll	9/26/2019
2019	903	FV		0	1.15	481,600	481,600	481,600	Create Final va	6/4/2019
2018	903	FV		0	1.15	481,600	481,600	481,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOWN OF LINCOLN	10406-346		11/20/1963	INVOLVED GOV	9,800	No	No		
	10188-445		12/21/1962			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 AC/HA:	1.15000	Total SF/SM:	50094	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	708,860	SpI Credit	Total:	708,900
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 40 0
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	18:30:22

LAST REV

Date	Time
04/02/13	15:40:45

apro 2387

