

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CODMAN 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		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 52.8 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 Influ	Neigh Mod	Infi 1	%	Infi 2	%	Infi 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
903	MUNICPL		50.96345		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									1,783,721						1,783,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
903	52.800			2,826,100	2,826,100		GIS Ref
							GIS Ref
							GIS Ref
Total Card	52.800			2,826,100	2,826,100	Entered Lot Size	
Total Parcel	52.800			2,826,100	2,826,100	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	

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	52.8	2,795,700	2,795,700		Year End Roll	12/2/2024
2024	903	FV		0	52.8	2,520,900	2,520,900		Year end	11/9/2023
2023	903	FV		0	52.8	2,368,900	2,368,900	2,368,900	Year end	11/3/2022
2022	903	FV		0	52.8	2,296,900	2,296,900	2,296,900	Year End Roll	10/19/2021
2021	903	FV		0	52.8	2,328,900	2,328,900	2,328,900	Year End Roll	10/15/2020
2020	903	FV		0	52.8	2,328,900	2,328,900	2,328,900	Year End Roll	9/26/2019
2019	903	FV		0	52.8	2,325,700	2,325,700	2,325,700	Create Final va	6/4/2019
2018	903	FV		0	52.8	2,325,700	2,325,700	2,325,700	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	9610
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:	

