

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		SWEET BAY LN, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: FARRAR POND CONSERVATION TRU		
Owner 2: C/O WILLIAM F WINCHELL		
Owner 3:		
Street 1: 227 CONCORD ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 8.013 ACRES of land mainly classified as CHARITY

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
905	CHARITY		6.2416		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									43,691						43,700	Cons Restr
905	CHARITY		1.7714		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									12,400						12,400	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	8.013			56,100	56,100
Total Card 8.013 56,100 56,100					
Total Parcel 8.013 56,100 56,100					
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	905	FV		0	8.013	56,100	56,100		Year End Roll	12/2/2024
2024	905	FV		0	8.013	48,100	48,100		Year end	11/9/2023
2023	905	FV		0	8.013	48,000	48,000	48,000	Year end	11/3/2022
2022	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	10/19/2021
2021	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	10/15/2020
2020	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	9/26/2019
2019	905	FV		0	8.013	48,000	48,000	48,000	Create Final va	6/4/2019
2018	905	FV		0	8.013	48,000	48,000	48,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICKMAN, ANTHON	24712-499		7/19/1994	CONVENIENC		Yes	No		CONSERVATION LAND

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97 1 7
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	18:37:56

LAST REV

Date	Time
08/12/19	13:02:16

apro 2439

