| Map | Lot | Sublot | Building | Unit | CARD |
|---|---|---|---|---|---|
| 174 | 25 | 0 | | | 1 of 1 |

# Town Of Lincoln

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 252,000 | / | 252,000 |
| USE VALUE: | 252,000 | / | 252,000 |
| ASSESSED: | 252,000 | / | 252,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| | | OXBOW RD, 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: | Y | |
| Postal: | 01773 | Type: |

## PREVIOUS OWNER

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

## NARRATIVE DESCRIPTION

This Parcel contains 36. ACRES of land mainly classified as CHARITY

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R-3 | Open Sp Re | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 905 | 36.000 | | | 252,000 | 252,000 |
| Total Card | 36.000 | | | 252,000 | 252,000 |
| Total Parcel | 36.000 | | | 252,000 | 252,000 |

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

**Legal Description**

| User Acct |
|---|
| 0 |
| GIS Ref |
| |
| GIS Ref |
| |
| Insp Date |
| |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 174 25 0

!2472!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2025 | 905 | FV | | 0 | 36. | 252,000 | 252,000 | | Year End Roll | 12/2/2024 |
| 2024 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | | Year end | 11/9/2023 |
| 2023 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Year end | 11/3/2022 |
| 2022 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Year End Roll | 10/19/2021 |
| 2021 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Year End Roll | 10/15/2020 |
| 2020 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Year End Roll | 9/26/2019 |
| 2019 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Create Final va | 6/4/2019 |
| 2018 | 905 | FV | | 0 | 36. | 216,000 | 216,000 | 216,000 | Year End Roll | 9/28/2017 |

**PRINT**

| Date | Time |
|---|---|
| 09/26/25 | 18:41:58 |

**LAST REV**

| Date | Time |
|---|---|
| 06/26/25 | 15:54:48 |
| meadorse | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98 1 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: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2472

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12387-208 | | 2/28/1973 | | | 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 ___/___/___

## 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 | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 905 | CHARITY | | 36 | | ACRES | CONS RESTR | 0.2 | 0 | 35,000. | 0.20 | R4 | | | | | | | | | 252,000 | | | | | | 252,000 | Cons Restr |

| Total AC/HA: | 36.00000 | Total SF/SM: | 1568160 | Parcel LUC: | 905 | CHARITY | Prime NB Desc | RES CAT 4 | Total: | 252,000 | Spl Credit | | Total: | 252,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## COMMENTS

## SKETCH

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | HB | | | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wal | | | |
| Sec Int Wall: | | | % |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | | Central Vac: | |
| % Com Wal | | % Sprinkled | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | | 0.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 8.00000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | 0.00000 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | | Total: | | |
| Size Ad | | Gross Area | | FinArea | |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## PARCEL ID

174 25 0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |