

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TODD POND 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:	RURAL LAND FOUNDATION -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 12.043 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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		12.043		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									84,301						84,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	12.043			84,300	84,300
Total Card	12.043			84,300	84,300
Total Parcel	12.043			84,300	84,300
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	12.043	84,300	84,300		Year End Roll	12/2/2024
2024	903	FV		0	12.043	72,300	72,300		Year end	11/9/2023
2023	903	FV		0	12.043	72,300	72,300	72,300	Year end	11/3/2022
2022	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	10/19/2021
2021	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	10/15/2020
2020	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	9/26/2019
2019	903	FV		0	12.043	72,300	72,300	72,300	Create Final va	6/4/2019
2018	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RURAL LAND FOUN	35022-110		3/12/2002	INVOLV CHARI		1	Yes	No	
DRANE DOUGLAS,	31222-048		3/8/2000	INVOLV CHARI	2,690,000		Yes	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2021	R-21-0166	ROOF	14,000	C	7/27/2021			Raise roof of shed

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	105 1 2
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	19:05:23

LAST REV

Date	Time
11/17/21	15:26:39

blakeley 2641

!2641!

