

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TABOR HILL RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MILLARD DONALD A EST -
Owner 2:	MILLARD JEANETTE D -
Street 1:	26 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This Parcel contains 2.327 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
905	CHARITY		0.4907		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									17,175						17,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	2.327			975,600	975,600
Total Card	2.327			975,600	975,600
Total Parcel	2.327			975,600	975,600
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	2.327	947,600	947,600		Year End Roll	12/2/2024
2024	905	FV		0	2.327	926,700	926,700		Year end	11/9/2023
2023	905	FV		0	2.327	754,700	754,700	754,700	Year end	11/3/2022
2022	905	FV		0	2.327	699,500	699,500	699,500	Year End Roll	10/19/2021
2021	905	FV		0	2.327	654,700	654,700	654,700	Year End Roll	10/15/2020
2020	905	FV		0	2.327	678,700	678,700	678,700	Year End Roll	9/26/2019
2019	905	FV		0	2.327	661,100	661,100	661,100	Create Final va	6/4/2019
2018	905	FV		0	2.327	661,100	661,100	661,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLARD DONALD	1363-84		11/10/2008	INVOLVED GOV	750,000	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



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	49 8 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:	

PRINT

Date Time  
09/26/25 19:27:13

LAST REV

Date Time  
04/29/13 14:31:50

brennanp  
2828

ASR Map:  
Fact Dist:

Reval Dist:  
Year:

LandReason:  
BldReason:

CivilDistrict:  
Ratio:

