

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD SUDBURY 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: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACDOWELL ROY S JR -
Owner 2:	-
Street 1:	45 WALTHAM ROAD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778

NARRATIVE DESCRIPTION

This Parcel contains 21. 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		21		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									147,000						147,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	21.000		2,100	147,000	149,100

Total Card	21.000		2,100	147,000	149,100
Total Parcel	21.000		2,100	147,000	149,100

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A
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Legal Description
See plan 39 of 2010/

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

05/27/97

!2857!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		2000	21.	147,000	149,000		Year End Roll	12/2/2024
2024	903	FV		2000	21.	126,000	128,000		Year end	11/9/2023
2023	903	FV		2000	21.	126,000	128,000	128,000	Year end	11/3/2022
2022	903	FV		3000	21.	126,000	129,000	129,000	Year End Roll	10/19/2021
2021	903	FV		3000	21.	126,000	129,000	129,000	Year End Roll	10/15/2020
2020	903	FV		3000	21.	126,000	129,000	129,000	Year End Roll	9/26/2019
2019	903	FV		3000	21.	126,000	129,000	129,000	Create Final va	6/4/2019
2018	903	FV		3000	21.	126,000	129,000	129,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDOWELL ROY S	54718-18		5/21/2010	INVOLVED GOV	2,980,000	No	No		
VAN LEER, HANS/	24647-276		6/24/1994	OTHER	795,000	Yes	No		LAND UNDER CHPT 61A
VAN LEER HANS L	21165-512		5/20/1991	FAMILY		Yes	No		

TAX DISTRICT

PAT ACCT.

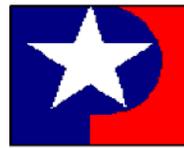
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1997	1125-97	SHED	1,000	C	5/27/1997			
8/24/1994	550-94	FENCE	1,000	C	8/17/1995			
6/23/1994	504-94	DEMOLITI	25	C	8/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	126 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	19:30:44

LAST REV

Date	Time
06/15/10	10:40:56

brennanp
2857

