

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	RED RAIL FARM CLUSTER TRUST
Owner 2:	
Owner 3:	
Street 1:	31 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RICE JOHN TR -
Owner 2:	RED RAIL FARM CLUSTER TRUST -
Street 1:	PO BOX 415
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as UNDEV

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	1	LEVEL
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
132	UNDEV		2		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									14,000						14,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2.000			14,000	14,000
Total Card	2.000			14,000	14,000
Total Parcel	2.000			14,000	14,000
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	132	FV		0	2.	14,000	14,000		Year End Roll	12/2/2024
2024	132	FV		0	2.	12,000	12,000		Year end	11/9/2023
2023	132	FV		0	2.	12,000	12,000	12,000	Year end	11/3/2022
2022	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	10/19/2021
2021	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	10/15/2020
2020	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	9/26/2019
2019	132	FV		0	2.	12,000	12,000	12,000	Create Final va	6/4/2019
2018	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS JOHN QUIN	21106-112		4/18/1991	FAMILY		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

Total AC/HA:	2.00000	Total SF/SM:	87120	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	14,000	SpI Credit:		Total:	14,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	57 2 10
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	19:31:47

LAST REV

Date	Time
04/02/13	14:06:57

apro 2865

