

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 0 | | UPLAND FIELD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------|
| Owner 1: | WANG THOMAS C |
| Owner 2: | WANG JACQUELINE S |
| Owner 3: | |
| Street 1: | 10 UPLAND FIELD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: |
| Postal: | 01773-3311 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.012 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 | A | SEPTIC |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 132 | UNDEV | | 1.012 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 35,420 | | | | | | 35,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 132 | 1.012 | | | 35,400 | 35,400 |
| Total Card | 1.012 | | | 35,400 | 35,400 |
| Total Parcel | 1.012 | | | 35,400 | 35,400 |
| 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 | 1.012 | 35,400 | 35,400 | | Year End Roll | 12/2/2024 |
| 2024 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | | Year end | 11/9/2023 |
| 2023 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year end | 11/3/2022 |
| 2022 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 10/19/2021 |
| 2021 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 10/15/2020 |
| 2020 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 9/26/2019 |
| 2019 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Create Final va | 6/4/2019 |
| 2018 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| MARTHA GRABILL | 15738-516 | | 8/16/1984 | | 315,000 | 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

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 | 1.012 | 35,400 | 35,400 | | Year End Roll | 12/2/2024 |
| 2024 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | | Year end | 11/9/2023 |
| 2023 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year end | 11/3/2022 |
| 2022 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 10/19/2021 |
| 2021 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 10/15/2020 |
| 2020 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 9/26/2019 |
| 2019 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Create Final va | 6/4/2019 |
| 2018 | 132 | FV | | 0 | 1.012 | 30,400 | 30,400 | 30,400 | Year End Roll | 9/28/2017 |

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| MARTHA GRABILL | 15738-516 | | 8/16/1984 | | 315,000 | 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



USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 74 19 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 | 19:34:10 |

LAST REV

| Date | Time |
|----------|----------|
| 04/14/14 | 10:31:12 |

brennanp
2883

Parcel ID 152 21 0

!2883!

