



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WARBLER SPRINGS RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	HIGHWAY
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .17 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		7405		SQUARE FE	UNDEV	0.2	0	9.96	1.572	R5									115,977						116,000	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			0.170	116,000	116,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV		0	.17	116,000	116,000	116,000	Year End Roll	9/28/2017
2017	903	FV		0	.17	116,000	116,000	116,000	Year End Roll	9/29/2016
2016	903	FV		0	.17	108,400	108,400	108,400	Year End Roll	1/14/2016
2015	903	FV		0	.17	100,400	100,400	100,400	Year End	10/2/2014
2014	903	FV		0	.17	99,000	99,000	99,000	Year End Roll	1/23/2014
2013	903	FV		0	.17	96,100	96,100	96,100	Year End Roll	10/25/2012
2012	903	FV		0	.17	99,000	99,000	99,000	Year End	1/26/2012
2011	903	FV		0	.17	105,700	105,700	105,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	15556-107		5/4/1984			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.17000	Total SF/SM:	7405.20	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 5	Total:	115,977	SpI Credit:		Total:	116,000
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