



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WHEELER RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905			2.630	820,600	820,600
Total Card			2.630	820,600	820,600
Total Parcel			2.630	820,600	820,600
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	

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: N
Postal:	01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV		0	2.63	820,600	820,600	820,600	Year End Roll	9/28/2017
2017	905	FV		0	2.63	820,600	820,600	820,600	Year End Roll	9/29/2016
2016	905	FV		0	2.63	768,600	768,600	768,600	Year End Roll	1/14/2016
2015	905	FV		0	2.63	713,400	713,400	713,400	Year End	10/2/2014
2014	905	FV		0	2.63	703,800	703,800	703,800	Year End Roll	1/23/2014
2013	905	FV		0	2.63	683,800	683,800	683,800	Year End Roll	10/25/2012
2012	905	FV		0	2.63	703,800	703,800	703,800	Year End	1/26/2012
2011	905	FV		0	2.63	750,200	750,200	750,200	Year End	2/10/2011

PREVIOUS OWNER

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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12039-123		7/20/1971			0	No	No		LOT 3

PAT ACCT.

brennanp	1221
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NARRATIVE DESCRIPTION

This Parcel contains 2.63 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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	9.96	1.000	R5									796,800						796,800	
905	CHARITY		0.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									23,790						23,800	

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

Total AC/HA:	2.62955	Total SF/SM:	114543.20	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:	820,590	SpI Credit		Total:	820,600
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