



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1-8		BALLFIELD RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 54.362 ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1945, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 0 Units, 23 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		462256		SQUARE FE	PRIME SITE		0	11.19	0.421	R6									2,178,434						2,178,400	
903	MUNICPL		43.75		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									1,312,500						1,312,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
903	48,587,900	232,100	54.362	3,490,900	52,310,900	
Total Card		48,587,900	232,100	54.362	3,490,900	52,310,900
Total Parcel		58,118,300	232,100	54.362	3,490,900	61,841,300
Source: Market Adj Cost		Total Value per SQ Unit /Card:		452.66	/Parcel: 353.06	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	58,118,300	232100	54.362	3,490,900	61,841,300	61,841,300	Year End Roll	9/28/2017
2017	903	FV	51,627,000	232100	54.362	3,490,900	55,350,000	55,350,000	Year End Roll	9/29/2016
2016	903	FV	28,422,100	228900	54.362	3,426,700	32,077,700	32,077,700	Year End Roll	1/14/2016
2015	903	FV	26,959,000	228900	54.362	3,270,900	30,458,800	30,458,800	Year End	10/2/2014
2014	903	FV	26,959,000	228900	54.362	3,239,800	30,427,700	30,427,700	Year End Roll	1/23/2014
2013	903	FV	26,959,000	190200	54.362	3,181,400	30,330,600	30,330,600	Year End Roll	10/25/2012
2012	903	FV	26,959,000	190200	54.362	3,463,700	30,612,900	30,612,900	Year End	1/26/2012
2011	903	FV	26,987,300	190200	54.362	3,610,500	30,788,000	30,788,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2016	6416	POOL HOU	19,000	C				Construct a non-he
8/17/2015	6195	WINDOWS	70,000	C				Replace windows in
7/16/2015	6174	RENOVATI	20,000	C	4/28/2016			Install exterior d
5/11/2015	6076	SHED	4,000	C	3/17/2016			Construct pre-fab
4/22/2015	6062	ROOF	6,000	C				Strip & re-roof Co
12/9/2013	5617	RENOVATI	135,549	C				remove & reconstru
8/13/2012	5134	MANUAL	62,800	C	6/18/2013			construct a resto
10/13/2011	4891	TEMPORAR		C				install temp trial
8/11/2011	4819	MANUAL		C				interior modificat
5/21/2009	4185	ROOF		C				strip & re-roof re

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2016	PERMIT VISIT	618	G BOURGAULT
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/28/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2001	ENTRY DENIED	613	M COLE
5/30/2000	MEAS+INSPCTD	611	P MULHERN
3/3/1998	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

