

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LINCOLN 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 4.1 ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1908, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 2 Baths, 4 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:						
D				Topo		
s				Street		
t				Traffic		

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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
903	MUNICPL		2.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									67,890						67,900	

Total AC/HA:	4.09955	Total SF/SM:	178576.39	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	864,690	Spl Credit	Total:	864,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	6,827,400	1,400	4.100	864,700	7,693,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	6,827,400	1400	4.1	864,700	7,693,500	7,693,500	Year End Roll	9/28/2017
2017	903	FV	5,977,400	1400	4.1	864,700	6,843,500	6,843,500	Year End Roll	9/29/2016
2016	903	FV	5,594,300	1400	4.1	812,700	6,408,400	6,408,400	Year End Roll	1/14/2016
2015	903	FV	5,236,100	1400	4.1	757,500	5,995,000	5,995,000	Year End	10/2/2014
2014	903	FV	5,236,100	1400	4.1	747,900	5,985,400	5,985,400	Year End Roll	1/23/2014
2013	903	FV	2,686,300	1400	4.	724,900	3,412,600	3,412,600	Year End Roll	10/25/2012
2012	903	FV	2,686,300	1400	4.	744,900	3,432,600	3,432,600	Year End	1/26/2012
2011	903	FV	2,775,900	1400	4.	791,300	3,568,600	3,568,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOWN OF LINCOLN	13790-526		9/17/1979	INVOLVED GOV		0	No	No		Center School

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/1/2013	5316	RENOVATI	100,000	C				sheet metal work t
5/2/2012	5025	TEMPORAR	10,000	C				temp trailer & fen
2/16/2012	4980	RENOVATI	4,842,000	C	12/20/2013			
9/23/2011	4865	TEMPORAR		C				temp trailer
11/5/2004	3080	MANUAL	120,000	C				replace built in g

ACTIVITY INFORMATION

Date	Result	By	Name

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



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	65 18 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:	

PRINT

Date	Time
10/02/18	21:15:14

LAST REV

Date	Time
03/19/15	14:21:34

blakeley
1810

