



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
|    |        | TOWER RD, LINCOLN     |

**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 OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.78 ACRES of land mainly classified as CHARITY

**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 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          | 8.08       | 1.000 | R4    |            |           |        |   |        |   |        |   | 646,400         |           |   |           |        |      | 646,400   |       |
| 905      | CHARITY     |          | 0.943       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |            |           |        |   |        |   |        |   | 28,290          |           |   |           |        |      | 28,300    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|
| 905          |                 |                                | 2.780     | 674,700    | 674,700     |                   |
| Total Card   |                 |                                | 2.780     | 674,700    | 674,700     | Entered Lot Size  |
| Total Parcel |                 |                                | 2.780     | 674,700    | 674,700     | 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   | 905 | FV  |            | 0         | 2.78      | 674,700    | 674,700     | 674,700       | Year End Roll | 9/28/2017  |
| 2017   | 905 | FV  |            | 0         | 2.78      | 668,300    | 668,300     | 668,300       | Year End Roll | 9/29/2016  |
| 2016   | 905 | FV  |            | 0         | 2.78      | 649,900    | 649,900     | 649,900       | Year End Roll | 1/14/2016  |
| 2015   | 905 | FV  |            | 0         | 2.78      | 603,500    | 603,500     | 603,500       | Year End      | 10/2/2014  |
| 2014   | 905 | FV  |            | 0         | 2.78      | 564,300    | 564,300     | 564,300       | Year End Roll | 1/23/2014  |
| 2013   | 905 | FV  |            | 0         | 2.78      | 548,300    | 548,300     | 548,300       | Year End Roll | 10/25/2012 |
| 2012   | 905 | FV  |            | 0         | 2.78      | 708,300    | 708,300     | 708,300       | Year End      | 1/26/2012  |
| 2011   | 905 | FV  |            | 0         | 2.78      | 754,700    | 754,700     | 754,700       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor | Legal Ref | Type | Date       | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
|         | 18714-344 |      | 11/24/1987 |           |            | 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 \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

|               |         |
|---------------|---------|
| Prior Id # 1: | 74 24 3 |
| 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 | 22:55:58 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 04/29/13 | 14:31:50 |
| brennanp |          |
| 2025     |          |

