



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
75		SOUTH GREAT RD, LINCOLN

**OWNERSHIP**

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT 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 13.497 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	6.78	1.000	R3									542,400						542,400	
905	CHARITY		11.66		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									349,800						349,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905		45,000	13.497	892,200	937,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV		45000	13.497	892,200	937,200	937,200	Year End Roll	9/28/2017
2017	905	FV		45000	13.497	861,800	906,800	906,800	Year End Roll	9/29/2016
2016	905	FV		45000	13.497	846,600	891,600	891,600	Year End Roll	1/14/2016
2015	905	FV		45000	13.497	809,800	854,800	854,800	Year End	10/2/2014
2014	905	FV		45000	13.497	761,800	806,800	806,800	Year End Roll	1/23/2014
2013	905	FV		45000	12.66	724,700	769,700	769,700	Year End Roll	10/25/2012
2012	905	FV		45000	12.66	1,004,700	1,049,700	1,049,700	Year End	1/26/2012
2011	905	FV		45000	12.66	1,051,100	1,096,100	1,096,100	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
10/1/2014	5929	WOOD STO		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	8150
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	23:20:46

**LAST REV**

Date	Time
03/02/15	13:24:06

