



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	HIGHWAY
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 .16 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		6970		SQUARE FEUNDEV		0.2	0	6.78	1.667	R3									78,771						78,800	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			0.160	78,800	78,800		
Total Card						Entered Lot Size	
Total Parcel						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	903	FV		0	.16	78,800	78,800	78,800	Year End Roll	9/28/2017
2017	903	FV		0	.16	74,400	74,400	74,400	Year End Roll	9/29/2016
2016	903	FV		0	.16	72,100	72,100	72,100	Year End Roll	1/14/2016
2015	903	FV		0	.16	66,800	66,800	66,800	Year End	10/2/2014
2014	903	FV		0	.16	59,800	59,800	59,800	Year End Roll	1/23/2014
2013	903	FV		0	.16	58,100	58,100	58,100	Year End Roll	10/25/2012
2012	903	FV		0	.16	63,900	63,900	63,900	Year End	1/26/2012
2011	903	FV		0	.16	64,900	64,900	64,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13844-690		11/27/1979			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 ___/___/___

Total AC/HA:	0.16001	Total SF/SM:	6970.04	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 3	Total:	78,771	SpI Credit:		Total:	78,800
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EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RM:s	BR:s
	Baths:	HB

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	0.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

CALC SUMMARY

Basic \$ / SQ:	
Size Adj: 1.00000000	
Const Adj: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	0.00000
Juris. Factor:	Val/Su Fin:		
Special Features: 0	Val/Su Net:		
Final Total: 0	Val/Su SzAd		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:	Total:	
Size Ad	Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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