



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
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 7.14 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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		4.27		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									25,620						25,600	Cons Restr
903	MUNICPL		2.87		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									17,220						17,200	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			7.140	42,800	42,800		
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
2019	903	FV		0	7.14	42,800	42,800	42,800	Create Final value 2019	6/4/2019
2018	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	9/28/2017
2017	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	9/29/2016
2016	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	1/14/2016
2015	903	FV		0	7.14	42,800	42,800	42,800	Year End	10/2/2014
2014	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	1/23/2014
2013	903	FV		0	7.14	42,800	42,800	42,800	Year End Roll	10/25/2012
2012	903	FV		0	7.14	42,800	42,800	42,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THE THOREAU SOC	26440-151		6/26/1996	INVOLVED GOV	200000	Yes	No			
THE ISIS FUND	26440-138		6/26/1996	INVOLV CHARI		1 Yes	No			
ADAMS, THOMAS +	24715-575		7/20/1994	INVOLV CHARI	230000	Yes	No		NOW TAX-EXEMPT	
ADAMS RAMELLE	20564-155		5/29/1990	FAMILY		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

EXTERIOR INFORMATION

Table with exterior information: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

1.63A TRAIL EASEMENT REC'D 7/20/94 #656 PCR 6/26/96 BK26440 PG140.

RESIDENTIAL GRID

Table for Residential Grid with columns: 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, RMs, BRs, Baths, HB.

SKETCH

GENERAL INFORMATION

Table with general information: Grade, Year Blt, Eff Yr Blt, Alt LUC, Jurisdct, Const Mod, Lump Sum Adj.

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name.

INTERIOR INFORMATION

Table with 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

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total.

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID

125 9 0

IMAGE

AssessPro Patriot Properties, Inc

Table with summary: More: N, Total Yard Items, Total Special Features, Total.