



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
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 .47 ACRES of land mainly classified as MUNICPL with a(n) PMP/VLV HS Building Built about 1900, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		20473		SQUARE FE	PRIME SITE		0	10.	3.035	R5									621,419						621,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	134,500	1,200	0.470	621,400	757,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.75						/Parcel: 291.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	903	FV	124,800	1200	.47	618,900	744,900	744,900	Create Final value 2019	6/4/2019
2018	903	FV	124,800	1200	.47	618,900	744,900	744,900	Year End Roll	9/28/2017
2017	903	FV	113,300	1200	.47	618,900	733,400	733,400	Year End Roll	9/29/2016
2016	903	FV	107,300	1200	.47	578,500	687,000	687,000	Year End Roll	1/14/2016
2015	903	FV	107,300	1200	.47	535,700	644,200	644,200	Year End	10/2/2014
2014	903	FV	107,300	1200	.47	528,200	636,700	636,700	Year End Roll	1/23/2014
2013	903	FV	107,300	1200	.47	512,700	621,200	621,200	Year End Roll	10/25/2012
2012	903	FV	107,300	1200	.47	686,700	795,200	795,200	Year End	1/26/2012

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
8/16/2010	4545	MANUAL		C				strip & re-roof pu

ACTIVITY INFORMATION

Date	Result	By	Name

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

USER DEFINED

Prior Id # 1:	43 2 0
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
09/30/19	18:22:39

LAST REV

Date	Time
03/19/12	10:47:45

