



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		TRAPELO 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 1.84 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	8.3	1.000	R4									664,000						664,000	
905	CHARITY		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905			1.840	664,100	664,100
Total Card			1.840	664,100	664,100
Total Parcel			1.840	664,100	664,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	905	FV		0	1.84	646,500	646,500	646,500	Create Final value 2019	6/4/2019
2018	905	FV		0	1.84	646,500	646,500	646,500	Year End Roll	9/28/2017
2017	905	FV		0	1.84	640,100	640,100	640,100	Year End Roll	9/29/2016
2016	905	FV		0	1.84	621,700	621,700	621,700	Year End Roll	1/14/2016
2015	905	FV		0	1.84	575,300	575,300	575,300	Year End	10/2/2014
2014	905	FV		0	1.84	536,100	536,100	536,100	Year End Roll	1/23/2014
2013	905	FV		0	1.84	520,100	520,100	520,100	Year End Roll	10/25/2012
2012	905	FV		0	1.84	540,100	540,100	540,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13863-249		12/20/1979			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:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 4	Total:	664,090	SpI Credit		Total:	664,100
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