



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		TOWER 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 2.78 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 Influ	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		0.943		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									28,290						28,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
905			2.780	692,300	692,300	
Total Card			2.780	692,300	692,300	Entered Lot Size
Total Parcel			2.780	692,300	692,300	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	905	FV		0	2.78	674,700	674,700	674,700	Create Final value 2019	6/4/2019
2018	905	FV		0	2.78	674,700	674,700	674,700	Year End Roll	9/28/2017
2017	905	FV		0	2.78	668,300	668,300	668,300	Year End Roll	9/29/2016
2016	905	FV		0	2.78	649,900	649,900	649,900	Year End Roll	1/14/2016
2015	905	FV		0	2.78	603,500	603,500	603,500	Year End	10/2/2014
2014	905	FV		0	2.78	564,300	564,300	564,300	Year End Roll	1/23/2014
2013	905	FV		0	2.78	548,300	548,300	548,300	Year End Roll	10/25/2012
2012	905	FV		0	2.78	708,300	708,300	708,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	18714-344		11/24/1987			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 ___/___/___

