



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CODMAN 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: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 52.8 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		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
903	MUNICPL		50.96345		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,528,904						1,528,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			52.800	2,296,900	2,296,900
Total Card			52.800	2,296,900	2,296,900
Total Parcel			52.800	2,296,900	2,296,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	903	FV		0	52.8	2,328,900	2,328,900	2,328,900	Year End Roll	10/15/2020
2020	903	FV		0	52.8	2,328,900	2,328,900	2,328,900	Year End Roll	9/26/2019
2019	903	FV		0	52.8	2,325,700	2,325,700	2,325,700	Create Final value 2019	6/4/2019
2018	903	FV		0	52.8	2,325,700	2,325,700	2,325,700	Year End Roll	9/28/2017
2017	903	FV		0	52.8	2,325,700	2,325,700	2,325,700	Year End Roll	9/29/2016
2016	903	FV		0	52.8	2,273,700	2,273,700	2,273,700	Year End Roll	1/14/2016
2015	903	FV		0	52.8	2,218,500	2,218,500	2,218,500	Year End	10/2/2014
2014	903	FV		0	52.8	2,208,900	2,208,900	2,208,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11763-264		11/6/1969			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 ___/___/___

USER DEFINED

Prior Id # 1:	96 1 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:	

