



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1-8		BALLFIELD RD, LINCOLN

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
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 54.362 ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1945, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 0 Units, 23 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		462256		SQUARE FE	PRIME SITE		0	12.25	0.421	R6									2,384,791						2,384,800	
903	MUNICPL		43.75		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									1,312,500						1,312,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	54,435,300	165,500	54.362	3,697,300	58,298,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 504.47						/Parcel: 404.18	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	903	FV	57,416,800	232100	54.362	3,555,200	61,204,100	61,204,100	Year End Roll	10/19/2021
2021	903	FV	59,412,200	232100	54.362	3,648,600	63,292,900	63,292,900	Year End Roll	10/15/2020
2020	903	FV	61,742,500	232100	54.362	3,551,300	65,525,900	65,525,900	Year End Roll	9/26/2019
2019	903	FV	58,118,300	232100	54.362	3,490,900	61,841,300	61,841,300	Create Final value 2019	6/4/2019
2018	903	FV	58,118,300	232100	54.362	3,490,900	61,841,300	61,841,300	Year End Roll	9/28/2017
2017	903	FV	51,627,000	232100	54.362	3,490,900	55,350,000	55,350,000	Year End Roll	9/29/2016
2016	903	FV	28,422,100	228900	54.362	3,426,700	32,077,700	32,077,700	Year End Roll	1/14/2016
2015	903	FV	26,959,000	228900	54.362	3,270,900	30,458,800	30,458,800	Year End	10/2/2014

**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
1/11/2022	C-22-0002	ROOF	106,500	O				Strip & re-roof sy
9/15/2021	SH-21-0011	MANUAL		O				Hang two hoods sid
6/18/2021	C-21-0022	RENOVATI	2,336,774	O				Install 1632 roof
11/6/2020	FS-20-0002	RENOVATI	1,782,600	O	6/18/2021			New fire sprinkler
10/23/2020	C-20-0024	RENOVATI	25,000	O	5/20/2021			Conversion of 2 ex
7/2/2020	SH-20-0015	SHEET MT	1,510,000	O				Sheet metal work f
6/8/2020	C-20-0006	RENO-ADD	67,567,371	O	8/16/2021			Renovation & const
4/29/2020	C-20-0005	ROOF	526,000	O				Strip & re-roof dw
12/9/2019	C-19-0020	MANUAL	10,500	O				Low voltage data c
11/1/2019	R-10-0018	SHED	4,856	O				Replace existing 8

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/17/2016	PERMIT VISIT	618	G BOURGAULT
5/22/2004	MEAS/EXT INS	615	
6/28/2003	MEAS/EXT INS	615	
7/6/2001	ENTRY DENIED	613	
5/30/2000	MEAS+INSPCTD	611	
3/3/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

