

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!1771!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CONCORD 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 31. 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	9.5	1.000	R3									760,000						760,000	
903	MUNICPL		29.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									874,890						874,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			31.000	1,634,900	1,634,900		
Total Card			31.000	1,634,900	1,634,900	Entered Lot Size	
Total Parcel			31.000	1,634,900	1,634,900	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
2023	903	FV		0	31.	1,574,900	1,574,900	1,574,900	Year end	11/3/2022
2022	903	FV		0	31.	1,507,700	1,507,700	1,507,700	Year End Roll	10/19/2021
2021	903	FV		0	31.	1,434,900	1,434,900	1,434,900	Year End Roll	10/15/2020
2020	903	FV		0	31.	1,434,900	1,434,900	1,434,900	Year End Roll	9/26/2019
2019	903	FV		0	31.	1,417,300	1,417,300	1,417,300	Create Final value 2019	6/4/2019
2018	903	FV		0	31.	1,417,300	1,417,300	1,417,300	Year End Roll	9/28/2017
2017	903	FV		0	31.	1,386,900	1,386,900	1,386,900	Year End Roll	9/29/2016
2016	903	FV		0	31.	1,371,700	1,371,700	1,371,700	Year End Roll	1/14/2016

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Form for exterior information including Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

**BATH FEATURES**

Form for bath features including Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, each with a Rating field.

**COMMENTS**

Large empty box for comments.

**SKETCH**

**OTHER FEATURES**

Form for other features including Kits, A Kits, Frpl, WSFlue, each with a Rating field.

**RESIDENTIAL GRID**

Table for residential grid with columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and # Units. Includes a Totals row.

**GENERAL INFORMATION**

Form for general information including Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

**CONDO INFORMATION**

Form for condo information including Location, Total Units, Floor, % Own, Name.

**REMODELING**

Form for remodeling including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

**RES BREAKDOWN**

Table for res breakdown with columns No Unit, RMS, BRS, FL. Includes a Totals row.

**INTERIOR INFORMATION**

Form for interior information including Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar.

**DEPRECIATION**

Form for depreciation including Phys Cond (AV - Average, 0.0%), Functional, Economic, Special, Override, Total (0%).

Form for electrical and heating details including Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

**CALC SUMMARY**

Summary table for calculations including Basic \$ / SQ, Size Adj., Const Adj., Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

**COMPARABLE SALES**

Table for comparable sales with columns Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total.

**SUB AREA**

Table for sub area details with columns Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes summary rows for Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

**SUB AREA DETAIL**

Large empty table for sub area detail.

**SPEC FEATURES/YARD ITEMS**

Table for specifications and yard items with columns Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

**PARCEL ID**

141 11 0

**IMAGE**