

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OXBOW RD, LINCOLN

OWNERSHIP

Owner 1:	HUSS WILLIAM R
Owner 2:	
Owner 3:	
Street 1:	2 CATHERINES FARM RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778

PREVIOUS OWNER

Owner 1:	GLOVER STEPHAN -
Owner 2:	GRANDE STEPHEN E -
Street 1:	60 UNION AVE
Twn/City:	SUDBURY
St/Prov:	MA Cntry
Postal:	01776

NARRATIVE DESCRIPTION

This Parcel contains .082 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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
132	UNDEV		0.082		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,870						2,900	Unbuildable

Total AC/HA:	0.08200	Total SF/SM:	3572	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	2,870	SpI Credit		Total:	2,900
--------------	---------	--------------	------	-------------	-----------	---------------	-----------	--------	-------	------------	--	--------	-------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.082			2,900	2,900
Total Card	0.082			2,900	2,900
Total Parcel	0.082			2,900	2,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.082	600	600		Year End Roll	12/2/2024
2024	132	FV		0	.082	500	500		Year end	11/9/2023
2023	132	FV		0	.082	500	500	500	Year end	11/3/2022
2022	132	FV		0	.082	500	500	500	Year End Roll	10/19/2021
2021	132	FV		0	.082	500	500	500	Year End Roll	10/15/2020
2020	132	FV		0	.082	500	500	500	Year End Roll	9/26/2019
2019	132	FV		0	.082	500	500	500	Create Final va	6/4/2019
2018	132	FV		0	.082	500	500	500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLOVER STEPHAN,	28850-145		7/17/1998	PARTIAL INTR	677,500	Yes	No		
SMITH PETER S,	27618-034		8/27/1997	CONVENIENC		Yes	No		
SMYTHE CHARLES	11513-724		5/19/1968			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	2656
Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	



USER DEFINED

Prior Id # 1:	100 13 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:03:54

LAST REV

Date	Time
05/10/25	10:40:16

meadorse
34

meadorse
34

