

175

3

0

1 of 1

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

800/

800

USE VALUE:

800/

800

ASSESSED:

800/

800

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STRAUSS TR CELIA S
Owner 2:	STRAUSS TR ADAM
Owner 3:	CELIA STRAUSS REVOC TRUST
Street 1:	2 KELLEY LN
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778-1035 Type:

PREVIOUS OWNER

Owner 1:	SEARLS - NEIL P
Owner 2:	SEARLS - WENDY
Street 1:	2 KELLEY LN
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1035

NARRATIVE DESCRIPTION

This Parcel contains .022 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		0.022		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									770						800	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.022			800	800
Total Card		0.022		800	800
Total Parcel		0.022		800	800
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	.022	200	200		Year End Roll	12/2/2024
2024	132	FV		0	.022	100	100		Year end	11/9/2023
2023	132	FV		0	.022	100	100	100	Year end	11/3/2022
2022	132	FV		0	.022	100	100	100	Year End Roll	10/19/2021
2021	132	FV		0	.022	100	100	100	Year End Roll	10/15/2020
2020	132	FV		0	.022	100	100	100	Year End Roll	9/26/2019
2019	132	FV		0	.022	100	100	100	Create Final va	6/4/2019
2018	132	FV		0	.022	100	100	100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEARLS,NEIL P	78483-46		8/16/2021	PARTIAL INTR	1,400,000	No	No		
GANNON,JOHN J	66819-477		2/18/2016	PARTIAL INTR	1,170,000	No	No		
HAYES DEVELOPME	24656-223		6/28/1994	PARTIAL INTR	541,000	No	No		MOSTLY IN WAYLAND
TALL PINES REAL	22414-27		9/21/1992	PARTIAL INTR	675,000	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



USER DEFINED

Prior Id # 1:	100 14 11
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:	

Total AC/HA: 0.02200 Total SF/SM: 958 Parcel LUC: 132 UNDEV Prime NB Desc RES CAT 4 Total: 770 Spl Credit Total: 800

