

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

3,900/

3,900

USE VALUE:

3,900/

3,900

ASSESSED:

3,900/

3,900

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROBICHAUD DONNA L
Owner 2:	
Owner 3:	
Street 1:	81 OXBOW RD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	ROBICHAUD - ROBERT J
Owner 2:	-
Street 1:	81 OXBOW RD
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778

NARRATIVE DESCRIPTION

This Parcel contains .11 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		0.11		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									3,850						3,900	Unbuildable

Total AC/HA:	0.11000	Total SF/SM:	4792	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	3,850	SpI Credit		Total:	3,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.110			3,900	3,900
Total Card	0.110			3,900	3,900
Total Parcel	0.110			3,900	3,900
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	.11	800	800		Year End Roll	12/2/2024
2024	132	FV		0	.11	700	700		Year end	11/9/2023
2023	132	FV		0	.11	700	700	700	Year end	11/3/2022
2022	132	FV		0	.11	700	700	700	Year End Roll	10/19/2021
2021	132	FV		0	.11	700	700	700	Year End Roll	10/15/2020
2020	132	FV		0	.11	700	700	700	Year End Roll	9/26/2019
2019	132	FV		0	.11	700	700	700	Create Final va	6/4/2019
2018	132	FV		0	.11	700	700	700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBICHAUD,ROBER	72102-104		1/8/2019	DIVORCE/ESTA		1	No	No	
FAIRBANKS ALAN	41335-318		10/31/2003		610,000	Yes	No		
FORRESTER WALTE	12086-704		10/5/1971		39,900	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

Total:	3,850	SpI Credit		Total:	3,900
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100 2 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	14:04:18

LAST REV

Date	Time
05/10/25	10:42:44

meadorse 40

meadorse 40

