

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,100/
USE VALUE: 2,100/
ASSESSed: 2,100/

Total Card / Total Parcel
2,100 / 2,100
2,100 / 2,100
2,100 / 2,100

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAINT PETERS PARISH	
Owner 2:		
Owner 3:		
Street 1:	320 BOSTON POST ROAD	
Street 2:		
Twn/City:	WESTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02493	Type:

PREVIOUS OWNER

Owner 1:	WHITE - OMAR N	
Owner 2:	MARTENS - CHRISTINE ELIZABETH	
Street 1:	73 OXBOW RD	
Twn/City:	WAYLAND	
St/Prov:	MA	Cntry:
Postal:	01778-1000	

NARRATIVE DESCRIPTION

This Parcel contains .3 ACRES of land mainly classified as CHURCH

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
906	CHURCH		0.3		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,100						2,100	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
906	0.300			2,100	2,100
Total Card		0.300		2,100	2,100
Total Parcel		0.300		2,100	2,100
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	906	FV		0	.3	2,100	2,100		Year End Roll	12/2/2024
2024	906	FV		0	.3	1,800	1,800		Year end	11/9/2023
2023	906	FV		0	.3	1,800	1,800	1,800	Year end	11/3/2022
2022	906	FV		0	.3	1,800	1,800	1,800	Year End Roll	10/19/2021
2021	906	FV		0	.3	1,800	1,800	1,800	Year End Roll	10/15/2020
2020	906	FV		0	.3	1,800	1,800	1,800	Year End Roll	9/26/2019
2019	906	FV		0	.3	1,800	1,800	1,800	Create Final va	6/4/2019
2018	132	FV		0	.3	1,800	1,800	1,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE,OMAR N	70500-451		1/11/2018	MULTI-PARCEL	855,000	No	No		CHURCH PURCHASED 73 OXBOW WAYLAND, 1/11/2018,
ZIMMERMAN HERBE	40556-593		8/21/2003		570,000	Yes	No		
ZIMMERMAN HERBE	14780-260		11/5/1982	CONVENIENC		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 AC/HA: 0.30000 Total SF/SM: 13068 Parcel LUC: 906 CHURCH Prime NB Desc RES CAT 4 Total: 2,100 Spl Credit Total: 2,100



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100 3 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 14:04:23

LAST REV

Date Time
02/12/18 09:34:21

apro
41

