

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

248,400 / 10,337,800

USE VALUE:

248,400 / 10,337,800

ASSESSed:

248,400 / 10,337,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CODMAN RD, LINCOLN

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT 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 37. ACRES of land mainly classified as CHARITY with a OFFICE Building built about 1912, having primarily BRICK Exterior and 1668 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		0		NO UNITS	NOLAND		0	0.	0.00	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.000	246,900	1,500		248,400
Total Card	0.000	246,900	1,500		248,400
Total Parcel	37.000	8,047,500	101,200	2,189,100	10,337,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		148.92	/Parcel: 440.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

TAX DISTRICT

PAT ACCT.

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:	0.00000	Total SF/SM:	0	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:		Spl Credit:		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 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:	

!117!
PRINT
Date Time
09/26/25 14:11:15
LAST REV
Date Time
06/12/03 12:46:31
apro
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