

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN				
Owner 2:	CONSERVATION				
Owner 3:					
Street 1:	16 LINCOLN RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	RURAL LAND FOUNDATION -		
Owner 2:	-		
Street 1:	PO BOX 6328		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains 4.283 ACRES of land mainly classified as
MUNICPL

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			
903	MUNICPL		1.837		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									12,859						12,900	Cons Restr			
903	MUNICPL		2.446		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									17,122						17,100	Cons Restr, Wetlan			
Total AC/HA: 4.28300			Total SF/SM: 186567		Parcel LUC: 903		MUNICPL		Prime NB Desc		RES CAT 3								Total:		29,981		Spl Credit				Total:		30,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
903	4.283			30,000	30,000		0
							GIS Ref
							GIS Ref
Total Card	4.283			30,000	30,000	Entered Lot Size	
Total Parcel	4.283			30,000	30,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	4.283	30,000	30,000		Year End Roll	12/2/2024
2024	903	FV		0	4.283	25,700	25,700		Year end	11/9/2023
2023	903	FV		0	4.283	25,700	25,700	25,700	Year end	11/3/2022
2022	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	10/19/2021
2021	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	10/15/2020
2020	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	9/26/2019
2019	903	FV		0	4.283	25,700	25,700	25,700	Create Final va	6/4/2019
2018	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	105 1 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:	

