

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:	THORNTON PETER -
Owner 2:	THORNTON ANN M -
Street 1:	2179 CHESAPEAKE HARBOUR DR EAST
Twn/City:	ANNAPOLIS
St/Prov:	MD Cntry
Postal:	21403

NARRATIVE DESCRIPTION

This Parcel contains 3.27 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		3.27		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									22,890						22,900	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	3.270			22,900	22,900
Total Card	3.270			22,900	22,900
Total Parcel	3.270			22,900	22,900
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	903	FV		0	3.27	22,900	22,900		Year End Roll	12/2/2024
2024	903	FV		0	3.27	19,600	19,600		Year end	11/9/2023
2023	903	FV		0	3.27	19,600	19,600	19,600	Year end	11/3/2022
2022	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	10/19/2021
2021	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	10/15/2020
2020	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	9/26/2019
2019	903	FV		0	3.27	19,600	19,600	19,600	Create Final va	6/4/2019
2018	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THORNTON PETER,	52032-421		12/31/2008	INVOLV CHARI		1	Yes	No	
MCCONCHIE JAMES	13746-110		7/24/1979		5,000	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 \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	3.27000	Total SF/SM:	142441	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	22,890	SpI Credit	Total:	22,900
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**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	112 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:	

!326!

PRINT

Date	Time
09/26/25	14:30:24

LAST REV

Date	Time
05/21/10	11:45:41

brennanp  
326

