

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| | | SOUTH GREAT 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 111. ACRES of land mainly classified as CHARITY with a COLONIAL Building built about 1890, having primarily CLAPBOARD Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

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 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.00 | R1 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-------------|---------------|-----------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 905 CHARITY | Prime NB Desc | RES CAT 1 | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-------------|---------------|-----------|--------|--|------------|--|--------|--|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 905 | 0.000 | 203,900 | 40,000 | | 243,900 |
| Total Card | 0.000 | 203,900 | 40,000 | | 243,900 |
| Total Parcel | 111.000 | 738,100 | 386,400 | 4,400,700 | 5,525,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 145.18 | /Parcel: 612.52 |

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 |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-------|
| | | | | | | | | | |

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 / /

| Legal Description |
|-------------------|
| |
| Entered Lot Size |
| |
| Total Land: |
| |
| Land Unit Type: |
| |

| User Acct |
|-----------|
| 0 |
| GIS Ref |
| |
| GIS Ref |
| |
| Insp Date |
| |



USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 113 5 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: | |

Parcel ID 172 12 0

!356!

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 14:33:11 |

LAST REV

| Date | Time |
|----------|----------|
| 07/19/99 | 09:22:36 |

millerj
356

