

PROPERTY LOCATION

No	Alt No	Direction/Street/City
270		SOUTH GREAT 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: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 11.72 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
903	MUNICPL		9.88345		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									69,184						69,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	11.720			867,600	867,600

Total Card	11.720			867,600	867,600
Total Parcel	11.720			867,600	867,600

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A
---------	-----------------	--------------------------------	-----	----------	-----

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

User Acct
GIS Ref
GIS Ref
Insp Date

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	11.72	844,400	844,400		Year End Roll	12/2/2024
2024	903	FV		0	11.72	819,300	819,300		Year end	11/9/2023
2023	903	FV		0	11.72	759,300	759,300	759,300	Year end	11/3/2022
2022	903	FV		0	11.72	692,100	692,100	692,100	Year End Roll	10/19/2021
2021	903	FV		0	11.72	619,300	619,300	619,300	Year End Roll	10/15/2020
2020	903	FV		0	11.72	619,300	619,300	619,300	Year End Roll	9/26/2019
2019	903	FV		0	11.72	601,700	601,700	601,700	Create Final va	6/4/2019
2018	903	FV		0	11.72	601,700	601,700	601,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13706-544		6/5/1979			No	No		LOT C

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2021	S-21-0001	SIGN	200	C				Install 18"x24" fa
4/21/2010	4432	SIGN		C				replace sign, same

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119 13 1
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	14:46:14

LAST REV

Date	Time
02/07/22	11:53:27

apro	491
------	-----

