



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		TWIN POND LN, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: WOODS ZACHARY		
Owner 2: WOODS DEBRA		
Owner 3:		
Street 1: 18 TWIN POND LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.760	270,000	3,700	1,069,900	1,343,600
Total Card 5.760 270,000 3,700 1,069,900 1,343,600					
Total Parcel 5.760 270,000 3,700 1,069,900 1,343,600					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 867.06		/Parcel: 867.06	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/16/25

PREVIOUS OWNER

Owner 1: Town of Lincoln -		
Owner 2: Board of Selectman -		
Street 1: 16 Lincoln Rd		
Twn/City: Lincoln		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	196,200	3500	5.76	1,039,500	1,239,200		Year End Roll	12/2/2024
2024	101	FV	189,600	3500	5.76	1,015,500	1,208,600		Year end	11/9/2023
2023	101	FV	162,500	3500	5.76	863,500	1,029,500	1,029,500	Year end	11/3/2022
2022	101	FV	112,200	3500	5.76	791,500	907,200	907,200	Year End Roll	10/19/2021
2021	101	FV	103,000	3500	5.76	823,500	930,000	930,000	Year End Roll	10/15/2020
2020	101	FV	101,200	3500	5.76	823,500	928,200	928,200	Year End Roll	9/26/2019
2019	101	FV	100,200	3500	5.76	820,300	924,000	924,000	Create Final va	6/4/2019
2018	101	FV	100,200	3500	5.76	820,300	924,000	924,000	Year End Roll	9/28/2017

Parcel ID 180 15 0

!567!	
PRINT	
Date	Time
09/26/25	14:53:39
LAST REV	
Date	Time
05/10/25	10:34:33
meadorse	
567	

USER DEFINED

Prior Id # 1:	120 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:	

NARRATIVE DESCRIPTION

This parcel contains 5.76 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1963, having primarily CLAPBOARD Exterior and 1550 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Town of Lincoln	59669-524		8/2/2012	INVOLVED GOV	650,000	No	No		
HOLLINGSWORTH L	49616-418		6/15/2007	INVOLVED GOV	100	No	No		
	10048-28		6/19/1962			No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2012	4970	RENOVATI	7,000	C				Misc. repairs to h
1/18/2012	4968	ROOF		C				patch rubber roof.
5/2/1997	1174	HANDIBAT	10,000	C	5/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
2/28/2011	M&L EXTERIOR	618	G BOURGAULT
9/10/2009	MEAS/EXT INS	25	D ERSKINE
5/23/1997	MEAS+INSPCTD	602	
12/5/1995	MEAS+INSPCTD	607	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		3.923		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									27,461						27,500	Cons Restr, Trail

